

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

71 Scott Street, Beaumaris Vic 3193

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$1,600,000

&

\$1,650,000

Median sale price

Median price \$2,030,500

Property Type House

Suburb Beaumaris

Period - From 01/07/2024

to

30/09/2024

Source REIV

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

	Address of comparable property	Price	Date of sale
1	131 Oak St BEAUMARIS 3193	\$1,600,000	25/11/2024
2	384 Balcombe Rd BEAUMARIS 3193	\$1,600,000	13/10/2024
3	44 Birdwood St PARKDALE 3195	\$1,645,000	12/10/2024

OR

~~**B*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.~~

This Statement of Information was prepared on:

10/12/2024 12:10



Property Type:
Divorce/Estate/Family Transfers
Land Size: 632 sqm approx
Agent Comments

Indicative Selling Price
\$1,600,000 - \$1,650,000
Median House Price
September quarter 2024: \$2,030,500

Comparable Properties



131 Oak St BEAUMARIS 3193 (REI)

Agent Comments



Price: \$1,600,000
Method: Private Sale
Date: 25/11/2024
Property Type: House
Land Size: 678.61 sqm approx



384 Balcombe Rd BEAUMARIS 3193 (REI)

Agent Comments



Price: \$1,600,000
Method: Private Sale
Date: 13/10/2024
Property Type: House
Land Size: 586 sqm approx



44 Birdwood St PARKDALE 3195 (REI)

Agent Comments



Price: \$1,645,000
Method: Auction Sale
Date: 12/10/2024
Property Type: House (Res)