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*	1/214 Reserve Road, Beaumaris Vic 3193

Indicative selling price

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

Range between $1,250,000 & $1,350,000

Median sale price

Median price	$1,367,500	Property Type	Unit	Suburb	Beaumaris
Period - From	19/10/2022	to 18/10/2023		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	1/44 Third St BLACK ROCK 3193	$1,325,000	29/07/2023
2	12/133 Charman Rd BEAUMARIS 3193	$1,250,000	13/07/2023
3			

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: 19/10/2023 15:30

CONSUMER AFFAIRS VICTORIA

NICK JOHNSTONE
your personal agent

3   2   2

Rooms: 6
Property Type: Townhouse (Res)
Land Size: 334 sqm approx

Agent Comments

Indicative Selling Price
$1,250,000 - $1,350,000
Median Unit Price
19/10/2022 - 18/10/2023: $1,367,500

Comparable Properties

1/44 Third St BLACK ROCK 3193 (REI/VG)

2   1   1

Price: $1,325,000
Method: Auction Sale
Date: 29/07/2023
Property Type: House (Res)
Land Size: 390 sqm approx

Agent Comments

12/133 Charman Rd BEAUMARIS 3193 (REI/VG)

3   2   2

Price: $1,250,000
Method: Sold Before Auction
Date: 13/07/2023
Property Type: Townhouse (Res)

Agent Comments

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.

Account - Nick Johnstone | P: 03 9553 8300 | F: 03 9553 8400

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