

# 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

11b Mcnaught Street, Beaumaris Vic 3193

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$2,300,000 & \$2,450,000

### Median sale price

Median price \$2,105,000 Property Type House Suburb Beaumaris

Period - From 01/10/2023 to 31/12/2023 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	8 Ruxton Rise BEAUMARIS 3193	\$2,465,000	28/12/2023
2	15 Douglas St BEAUMARIS 3193	\$2,425,000	07/10/2023
3	22B Glenwood Av BEAUMARIS 3193	\$2,328,000	28/10/2023

**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:

07/02/2024 10:16



4   3.5   2

**Rooms:** 9  
**Property Type:** House  
**Land Size:** 341 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$2,300,000 - \$2,450,000  
**Median House Price**  
December quarter 2023: \$2,105,000

## Comparable Properties



**8 Ruxton Rise BEAUMARIS 3193 (REI)**

**Agent Comments**

4   4   2

**Price:** \$2,465,000  
**Method:** Private Sale  
**Date:** 28/12/2023  
**Property Type:** House  
**Land Size:** 416 sqm approx



**15 Douglas St BEAUMARIS 3193 (REI/VG)**

**Agent Comments**

4   2   2

**Price:** \$2,425,000  
**Method:** Auction Sale  
**Date:** 07/10/2023  
**Property Type:** House (Res)  
**Land Size:** 408 sqm approx



**22B Glenwood Av BEAUMARIS 3193 (REI/VG)**

**Agent Comments**

4   4   2

**Price:** \$2,328,000  
**Method:** Auction Sale  
**Date:** 28/10/2023  
**Property Type:** Townhouse (Res)  
**Land Size:** 390 sqm approx

**Account - Hodges** | P: 03 9598 1111 | F: 03 9598 5598