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	11b Mcnaught Street, Beaumaris Vic 3193
Including suburb and	
postcode	

Indicative selling price

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

Range between	\$2,300,000	&	\$2,450,000
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Median sale price

Median price	\$2,105,000	Pro	perty 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

Add	dress 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

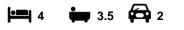
B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	07/02/2024 10:16









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 guarter 2023: \$2,105,000

Comparable Properties



8 Ruxton Rise BEAUMARIS 3193 (REI)

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



15 Douglas St BEAUMARIS 3193 (REI/VG)

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Price: \$2,425,000 Method: Auction Sale Date: 07/10/2023

Property Type: House (Res) Land Size: 408 sqm approx

Agent Comments

Agent Comments



22B Glenwood Av BEAUMARIS 3193 (REI/VG)

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



