

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 Woff Street, Beaumaris Vic 3193

Indicative selling price

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

Range between \$1,900,000 & \$2,050,000

Median sale price

Median price \$1,765,000 Property Type Townhouse Suburb Beaumaris

Period - From 20/02/2023 to 19/02/2024 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	10b Lileura Av BEAUMARIS 3193	\$2,245,000	20/09/2023
2	30 Martin St BEAUMARIS 3193	\$2,130,000	09/11/2023
3	9a Wattle Av BEAUMARIS 3193	\$1,990,000	14/11/2023

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:

20/02/2024 15:29



 4  3  2

Property Type: Townhouse

Land Size: 400 sqm approx

Agent Comments

Indicative Selling Price

\$1,900,000 - \$2,050,000

Median Townhouse Price

20/02/2023 - 19/02/2024: \$1,765,000

Comparable Properties



10b Lileura Av BEAUMARIS 3193 (REI/VG)

Agent Comments

 4  2  2

Price: \$2,245,000

Method: Private Sale

Date: 20/09/2023

Property Type: Townhouse (Single)

Land Size: 318 sqm approx



30 Martin St BEAUMARIS 3193 (REI)

Agent Comments

 4  3  4

Price: \$2,130,000

Method: Private Sale

Date: 09/11/2023

Property Type: Townhouse (Single)

Land Size: 333 sqm approx



9a Wattle Av BEAUMARIS 3193 (REI/VG)

Agent Comments

 4  3  2

Price: \$1,990,000

Method: Private Sale

Date: 14/11/2023

Property Type: Townhouse (Single)

Land Size: 378 sqm approx