

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

13 Folkestone Crescent, Beaumaris, VIC 3193

Indicative selling price

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

Single price

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 or range between

\$2,150,000

 &

\$2,250,000

Median sale price

Median price

\$2,045,000

 Property type

House

 Suburb

BEAUMARIS

Period - From

19/06/2023

 to

18/06/2024

 Source

core_logic

Comparable property sales

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

	Address of comparable property	Price	Date of sale
1	188 Weatherall Road Cheltenham Vic 3192	\$2,060,000	2024-02-10
2	3 Florida Avenue Beaumaris Vic 3193	\$2,280,000	2024-06-15
3	10 Nautilus Street Beaumaris Vic 3193	\$2,350,000	2024-03-22

This Statement of Information was prepared on:

19/06/2024

