

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

156 Oak Street, Beaumaris Vic 3193

Indicative selling price

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

Range between \$1,380,000 & \$1,450,000

Median sale price

Median price \$1,890,000 Property Type House Suburb Beaumaris

Period - From 01/01/2024 to 31/03/2024 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	69 Church St BEAUMARIS 3193	\$1,466,000	19/01/2024
2	157 Weatherall Rd CHELTENHAM 3192	\$1,460,000	21/04/2024
3	15 Hardy Gr BEAUMARIS 3193	\$1,420,000	12/12/2023

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:

16/05/2024 10:59



3 2 2

Property Type: Villa

Land Size: 380 sqm approx

Agent Comments

Comparable Properties



69 Church St BEAUMARIS 3193 (REI/VG)

Agent Comments

3 1 1

Price: \$1,466,000

Method: Private Sale

Date: 19/01/2024

Property Type: House

Land Size: 557 sqm approx



157 Weatherall Rd CHELTENHAM 3192 (REI)

Agent Comments

3 2 2

Price: \$1,460,000

Method: Sold Before Auction

Date: 21/04/2024

Property Type: House (Res)



15 Hardy Gr BEAUMARIS 3193 (REI/VG)

Agent Comments

3 2 2

Price: \$1,420,000

Method: Private Sale

Date: 12/12/2023

Property Type: House

Land Size: 375 sqm approx