

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

17 Summerhill Road, Beaumaris Vic 3193

Indicative selling price

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

Range between \$3,750,000 & \$4,100,000

Median sale price

Median price \$2,095,000 Property Type House Suburb Beaumaris

Period - From 01/04/2023 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	247 Beach Rd BLACK ROCK 3193	\$4,100,000	25/11/2023
2	8 Bent Pde BLACK ROCK 3193	\$3,800,000	06/02/2024
3	13a Potter St BLACK ROCK 3193	\$3,500,000	19/02/2024

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:

30/04/2024 15:41



4 4 2

Property Type: House (Res)

Agent Comments

Indicative Selling Price

\$3,750,000 - \$4,100,000

Median House Price

Year ending March 2024: \$2,095,000

Comparable Properties



247 Beach Rd BLACK ROCK 3193 (REI/VG)

Agent Comments

5 3 2

Price: \$4,100,000

Method: Auction Sale

Date: 25/11/2023

Property Type: House (Res)

Land Size: 694 sqm approx



8 Bent Pde BLACK ROCK 3193 (REI)

Agent Comments

5 5 4

Price: \$3,800,000

Method: Sold Before Auction

Date: 06/02/2024

Property Type: House (Res)



13a Potter St BLACK ROCK 3193 (REI/VG)

Agent Comments

4 3 4

Price: \$3,500,000

Method: Sold Before Auction

Date: 19/02/2024

Property Type: House (Res)

Land Size: 585 sqm approx

Account - Marshall White | P: 03 9822 9999