

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

2/30 Victor Street, Beaumaris Vic 3193

Indicative selling price

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

Range between \$640,000 & \$704,000

Median sale price

Median price \$1,372,500 Property Type Unit Suburb Beaumaris

Period - From 01/07/2022 to 30/06/2023 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	Price	Date of sale
1	5/8 Michael St BEAUMARIS 3193	\$700,000	18/03/2023
2	3/3 Third St BLACK ROCK 3193	\$690,000	29/07/2023
3	7/19A Gordon St BEAUMARIS 3193	\$657,000	28/03/2023

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:

30/08/2023 15:22



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Property Type: Unit

Agent Comments

Indicative Selling Price
\$640,000 - \$704,000
Median Unit Price
Year ending June 2023: \$1,372,500

Comparable Properties



5/8 Michael St BEAUMARIS 3193 (VG)

Agent Comments

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Price: \$700,000
Method: Sale
Date: 18/03/2023
Property Type: Flat/Unit/Apartment (Res)



3/3 Third St BLACK ROCK 3193 (REI)

Agent Comments

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Price: \$690,000
Method: Auction Sale
Date: 29/07/2023
Property Type: Unit



7/19A Gordon St BEAUMARIS 3193 (REI/VG)

Agent Comments

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Price: \$657,000
Method: Private Sale
Date: 28/03/2023
Property Type: Unit

Account - Marshall White | P: 03 9822 9999