

## 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

2/474 BEACH ROAD BEAUMARIS VIC 3193

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$1,785,000

&

\$1,963,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,325,000

Property type

Unit

Suburb

Beaumaris

Period-from

01 Jan 2023

to

31 Dec 2023

Source

Corelogic

### 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 6 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

1/30 BODLEY STREET BEAUMARIS VIC 3193	\$2,190,000	02-Mar-23
2/26 ALFRED STREET BEAUMARIS VIC 3193	\$1,695,000	31-Oct-23

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 6 months.

This Statement of Information was prepared on: 27 January 2024



**1/30 BODLEY STREET BEAUMARIS VIC 3193** Sold Price **\$2,190,000** Sold Date **02-Mar-23**

3 3 2

Distance **0.12km**



**2/26 ALFRED STREET BEAUMARIS VIC 3193** Sold Price **\$1,695,000** Sold Date **31-Oct-23**

3 2 2

Distance **1.78km**

RS = Recent sale      UN = Undisclosed Sale

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