

# 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 John Street, Beaumaris Vic 3193

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$1,595,000 & \$1,700,000

### Median sale price

Median price \$2,040,000 Property Type House Suburb Beaumaris

Period - From 01/01/2023 to 31/12/2023 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	28 Reid St BEAUMARIS 3193	\$1,651,000	02/12/2023
2	20 Bonanza Rd BEAUMARIS 3193	\$1,650,000	09/03/2024
3	5 Erowal St BEAUMARIS 3193	\$1,625,000	18/12/2023

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:

28/03/2024 09:37



3   1   2

**Property Type:** House (Res)  
**Land Size:** 481 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$1,595,000 - \$1,700,000  
**Median House Price**  
Year ending December 2023: \$2,040,000

## Comparable Properties



**28 Reid St BEAUMARIS 3193 (REI/VG)**

**Agent Comments**

3   2   2

**Price:** \$1,651,000  
**Method:** Auction Sale  
**Date:** 02/12/2023  
**Property Type:** House (Res)  
**Land Size:** 324 sqm approx



**20 Bonanza Rd BEAUMARIS 3193 (REI)**

**Agent Comments**

3   2   2

**Price:** \$1,650,000  
**Method:** Private Sale  
**Date:** 09/03/2024  
**Property Type:** House (Res)  
**Land Size:** 561 sqm approx



**5 Erowal St BEAUMARIS 3193 (REI/VG)**

**Agent Comments**

3   3   2

**Price:** \$1,625,000  
**Method:** Private Sale  
**Date:** 18/12/2023  
**Property Type:** Townhouse (Single)  
**Land Size:** 391 sqm approx

**Account - Hodges** | P: 03 9589 6077 | F: 03 9589 1597