## 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

20 Gareth Avenue, Beaumaris Vic 3193

#### Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au/	underquot	ing		
Range betweer	\$2,200,000		&		\$2,300,0	00		
Median sale p	rice							
Median price	\$2,105,000	Pro	operty Type	Hous	se		Suburb	Beaumaris
Period - From	01/10/2023	to	31/12/2023		So	urce	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.

Ad	dress of comparable property	Price	Date of sale
1	117 Pellatt St BEAUMARIS 3193	\$2,300,000	03/11/2023
2	57 Haydens Rd BEAUMARIS 3193	\$2,225,000	16/09/2023
3	4 Wells Rd BEAUMARIS 3193	\$2,200,000	14/10/2023

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:

24/01/2024 15:29



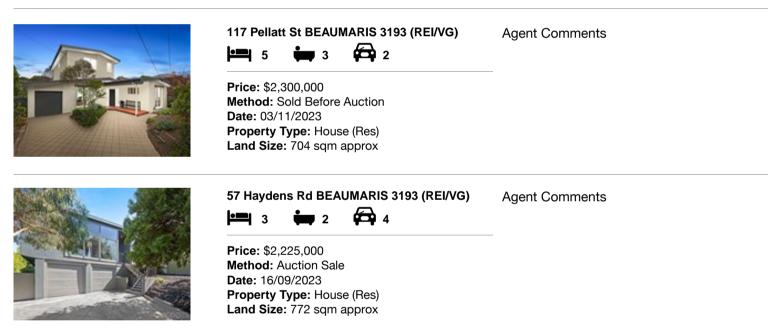




**Property Type:** House **Land Size:** 632 sqm approx Agent Comments njones@hodges.com.au Indicative Selling Price \$2,200,000 - \$2,300,000 Median House Price December guarter 2023; \$2,105,000

Nick Jones 03) 9598 1111 0421839425

# **Comparable Properties**



4 Wells Rd BEAUMARIS 3193 (REI/VG)

2

**6** 2

Agent Comments

Price: \$2,200,000 Method: Auction Sale Date: 14/10/2023 Property Type: House (Res)

Land Size: 633 sqm approx

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#### Account - Hodges | P: 03 9598 1111 | F: 03 9598 5598



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