

# 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

208 Reserve 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)

Range between \$1,280,000 & \$1,350,000

### Median sale price

Median price \$1,400,000 Property Type Unit Suburb Beaumaris

Period - From 01/04/2023 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	20A Wentworth Av SANDRINGHAM 3191	\$1,400,000	27/05/2023
2	31 Bonanza Rd BEAUMARIS 3193	\$1,377,000	27/05/2023
3	1/44 Third St BLACK ROCK 3193	\$1,325,000	29/07/2023

**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:

09/08/2023 15:55

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**Indicative Selling Price**

\$1,280,000 - \$1,350,000

**Median Unit Price**

June quarter 2023: \$1,400,000



3   1   2

**Rooms:** 5

**Property Type:** House

**Land Size:** 430sqmt appx sqm  
approx

**Agent Comments**

Beaumaris Modernist 3BR home on appx 430sqmt.

## Comparable Properties



**20A Wentworth Av SANDRINGHAM 3191 (REI)**   **Agent Comments**

3   2   2

**Price:** \$1,400,000

**Method:** Private Sale

**Date:** 27/05/2023

**Property Type:** House

**Land Size:** 488 sqm approx



**31 Bonanza Rd BEAUMARIS 3193 (REI)**   **Agent Comments**

3   1   2

**Price:** \$1,377,000

**Method:** Auction Sale

**Date:** 27/05/2023

**Property Type:** House (Res)

**Land Size:** 368 sqm approx



**1/44 Third St BLACK ROCK 3193 (REI)**   **Agent Comments**

2   1   1

**Price:** \$1,325,000

**Method:** Auction Sale

**Date:** 29/07/2023

**Property Type:** House (Res)

**Land Size:** 390 sqm approx

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