

# 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 22a Glenwood Avenue, 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 \$2,200,000 & \$2,300,000

### Median sale price

Median price \$1,765,000 Property Type Townhouse Suburb Beaumaris

Period - From 15/03/2023 to 14/03/2024 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	22B Glenwood Av BEAUMARIS 3193	\$2,328,000	28/10/2023
2	109b Cromer Rd BEAUMARIS 3193	\$2,260,000	11/11/2023
3	10b Lileura Av BEAUMARIS 3193	\$2,245,000	20/09/2023

**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: 15/03/2024 15:05