

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

2A Cannes Grove, Beaumaris, VIC 3193

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price

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 or range between

\$1,700,000

 &

\$1,800,000

Median sale price

Median price

\$2,045,000

 Property type

House

 Suburb

BEAUMARIS

Period - From

28/06/2023

 to

27/06/2024

 Source

core_logic

Comparable property sales

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.

Address of comparable property	Price	Date of sale
1 2b Welton Street Beaumaris Vic 3193	\$2,000,000	2024-03-28
2 22a Pyingerra Crescent Cheltenham Vic 3192	\$1,650,000	2024-04-08
3 3b Biarritz Avenue Beaumaris Vic 3193	\$1,740,000	2024-04-23

This Statement of Information was prepared on:

28/06/2024



Important advice about the median sale price: When this Statement of Information was prepared, publicly available information providing median sale prices for semi-detached, townhouse, terrace, and vacant land of residential property in the suburb or locality in which the property offered for sale is situated, and our sales records did not provide a median sale price that met the requirements of section 47AF (2)(b) of the Estate Agents Act 1980.