

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

3/45 RESERVE ROAD BEAUMARIS VIC 3193

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$1,100,000

&

\$1,200,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,285,000

Property type

Unit

Suburb

Beaumaris

Period-from

01 May 2023

to

30 Apr 2024

Source

Corelogic

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 6 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

| | | |
|--|-------------|-----------|
| 2/19 HERBERT STREET BEAUMARIS VIC 3193 | \$1,240,000 | 06-Feb-24 |
| 1/214 RESERVE ROAD BEAUMARIS VIC 3193 | \$1,200,000 | 01-Dec-23 |
| 1/219 BALCOMBE ROAD BEAUMARIS VIC 3193 | \$965,000 | 20-Dec-23 |

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 6 months.~~

This Statement of Information was prepared on: 28 May 2024



**2/19 HERBERT STREET
BEAUMARIS VIC 3193**

3 2 2

Sold Price **\$1,240,000** Sold Date **06-Feb-24**

Distance **0.55km**



**1/214 RESERVE ROAD BEAUMARIS
VIC 3193**

3 2 2

Sold Price **\$1,200,000** Sold Date **01-Dec-23**

Distance **1.74km**



**1/219 BALCOMBE ROAD
BEAUMARIS VIC 3193**

2 1 2

Sold Price **\$965,000** Sold Date **20-Dec-23**

Distance **1.63km**

RS = Recent sale UN = Undisclosed Sale

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