

## 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

30/472 BEACH 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) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$575,000

&

\$590,000

### 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

19/70 BEACH ROAD MENTONE VIC 3194	\$590,000	22-Dec-23
106/11 MAUDE STREET CHELTENHAM VIC 3192	\$580,000	21-Mar-23
3/1A SUNRAY AVENUE CHELTENHAM VIC 3192	\$590,000	18-Mar-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: 16 May 2024



**19/70 BEACH ROAD MENTONE VIC 3194** Sold Price **\$590,000** Sold Date **22-Dec-23**

2 1 1

Distance **1.64km**



**106/11 MAUDE STREET CHELTENHAM VIC 3192** Sold Price **\$580,000** Sold Date **21-Mar-23**

2 1 1

Distance **3.26km**



**3/1A SUNRAY AVENUE CHELTENHAM VIC 3192** Sold Price **\$590,000** Sold Date **18-Mar-23**

2 1 1

Distance **3.63km**



**435/226 BAY ROAD SANDRINGHAM VIC 3191** Sold Price **\$580,000** Sold Date **14-Feb-23**

2 1 1

Distance **4.31km**

RS = Recent sale

UN = Undisclosed Sale

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