

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

308 Balcombe Road, Beaumaris Vic 3193

Indicative selling price

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

Range between \$1,625,000 & \$1,700,000

Median sale price

Median price \$2,105,000 Property Type House Suburb Beaumaris

Period - From 01/10/2023 to 31/12/2023 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	310 Balcombe Rd BEAUMARIS 3193	\$1,650,000	15/03/2024
2	36 Folkestone Cr BEAUMARIS 3193	\$1,650,000	09/10/2023
3			

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:

21/03/2024 16:11

308 Balcombe Road, Beaumaris Vic 3193



Michael Cooney

9589 6077

0418 325 052

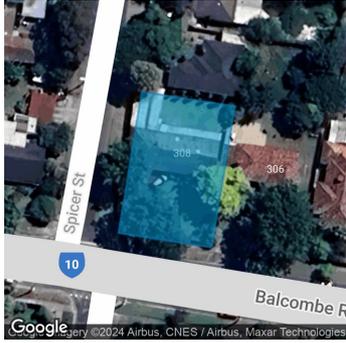
mcooney@hodges.com.au

Indicative Selling Price

\$1,625,000 - \$1,700,000

Median House Price

December quarter 2023: \$2,105,000



3 - 4

Rooms: 1

Property Type: House (Res)

Land Size: 710 sqm approx

Agent Comments

Comparable Properties



310 Balcombe Rd BEAUMARIS 3193 (REI)

Agent Comments

3 1 2

Price: \$1,650,000

Method: Private Sale

Date: 15/03/2024

Property Type: House

Land Size: 710 sqm approx



36 Folkestone Cr BEAUMARIS 3193 (REI/VG)

Agent Comments

3 1 2

Price: \$1,650,000

Method: Private Sale

Date: 09/10/2023

Property Type: House

Land Size: 646 sqm approx

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.

Account - Hodges | P: 03 9589 6077 | F: 03 9589 1597



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