

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 310 Balcombe Road, Beaumaris Vic 3193

Indicative selling price

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

Range between \$1,650,000 & \$1,750,000

Median sale price

Median price \$2,035,000 Property Type House Suburb Beaumaris

Period - From 15/02/2023 to 14/02/2024 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	1 Scott St BEAUMARIS 3193	\$1,840,000	10/10/2023
2	179 Tramway Pde BEAUMARIS 3193	\$1,800,000	20/12/2023
3	14 Monaco Cr BEAUMARIS 3193	\$1,780,000	10/02/2024

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: 15/02/2024 10:59



Property Type: House (Res)

Land Size: 710 sqm approx

Agent Comments

Comparable Properties



1 Scott St BEAUMARIS 3193 (VG)

Agent Comments



Price: \$1,840,000

Method: Sale

Date: 10/10/2023

Property Type: House (Res)

Land Size: 648 sqm approx



179 Tramway Pde BEAUMARIS 3193 (REI/VG)

Agent Comments



Price: \$1,800,000

Method: Private Sale

Date: 20/12/2023

Property Type: House

Land Size: 703 sqm approx



14 Monaco Cr BEAUMARIS 3193 (REI)

Agent Comments



Price: \$1,780,000

Method: Auction Sale

Date: 10/02/2024

Property Type: House (Res)

Land Size: 783.20 sqm approx