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

33 Beach Road, Beaumaris Vic 3193

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting									
Range betwee	\$2,200,000		&		\$2,300,000				
Median sale p	rice								
Median price	\$2,105,000	Pro	operty Type	Hous	se		Suburb	Beaumaris	
Period - From	01/10/2023	to	31/12/2023		So	urce	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.

Ad	dress of comparable property	Price	Date of sale
1	20 Hastings Av BEAUMARIS 3193	\$2,275,000	27/10/2023
2	109b Cromer Rd BEAUMARIS 3193	\$2,260,000	11/11/2023
3	172 Dalgetty Rd BEAUMARIS 3193	\$2,200,000	01/03/2024

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:

26/03/2024 11:34



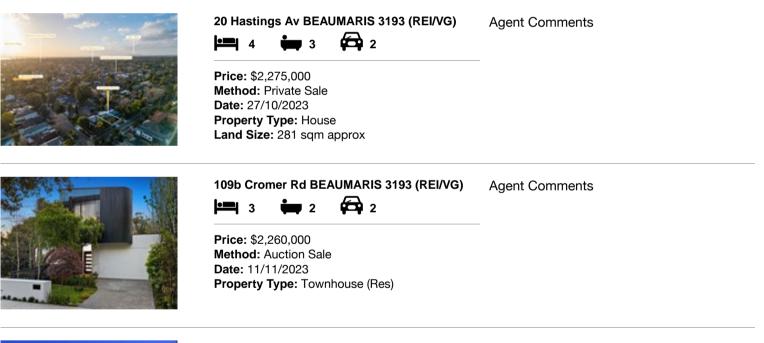






Property Type: Agent Comments Indicative Selling Price \$2,200,000 - \$2,300,000 Median House Price December quarter 2023: \$2,105,000

Comparable Properties





172 Dalgetty Rd BEAUMARIS 3193 (REI)



Agent Comments

Price: \$2,200,000 Method: Private Sale Date: 01/03/2024 Property Type: House (Res)

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



propertydata com.au

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