

# 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 375 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)

Range between \$4,950,000 & \$5,445,000

### Median sale price

Median price \$2,003,500 Property Type House Suburb Beaumaris

Period - From 15/04/2023 to 14/04/2024 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                              |       |              |
| 2                              |       |              |
| 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: 15/04/2024 16:07



**Property Type:** House  
**Land Size:** 970 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$4,950,000 - \$5,445,000  
**Median House Price**  
15/04/2023 - 14/04/2024: \$2,003,500

## Comparable Properties

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 - Nick Johnstone | P: 03 9553 8300 | F: 03 9553 8400**