

# 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

4 Erowal Street, 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 \$1,650,000

&

\$1,750,000

### Median sale price

Median price \$2,095,000

Property Type House

Suburb Beaumaris

Period - From 01/04/2023

to 31/03/2024

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 Summerhill Rd BEAUMARIS 3193 | \$1,750,000 | 16/12/2023   |
| 2 | 42 Hardinge St BEAUMARIS 3193  | \$1,725,000 | 27/11/2023   |
| 3 | 20 Bonanza Rd BEAUMARIS 3193   | \$1,650,000 | 09/03/2024   |

**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:

22/04/2024 16:20

Fran Harkin

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**Indicative Selling Price**

\$1,650,000 - \$1,750,000

**Median House Price**

Year ending March 2024: \$2,095,000



3 2 3

**Property Type:** House (Res)

**Land Size:** 784 sqm approx

Agent Comments

## Comparable Properties



**2 Summerhill Rd BEAUMARIS 3193 (REI/VG)**

Agent Comments

4 3 2

**Price:** \$1,750,000

**Method:** Auction Sale

**Date:** 16/12/2023

**Property Type:** House (Res)

**Land Size:** 736 sqm approx



**42 Hardinge St BEAUMARIS 3193 (REI)**

Agent Comments

3 2 2

**Price:** \$1,725,000

**Method:** Sold Before Auction

**Date:** 27/11/2023

**Property Type:** House (Res)

**Land Size:** 535 sqm approx



**20 Bonanza Rd BEAUMARIS 3193 (REI)**

Agent Comments

3 2 2

**Price:** \$1,650,000

**Method:** Private Sale

**Date:** 09/03/2024

**Property Type:** House (Res)

**Land Size:** 561 sqm approx

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