

# 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 The Close, 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 \$2,175,000 & \$2,300,000

### Median sale price

Median price \$2,007,000 Property Type House Suburb Beaumaris

Period - From 01/07/2022 to 30/06/2023 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 | 144 Pellatt St BEAUMARIS 3193  | \$2,285,000 | 06/05/2023   |
| 2 | 6 Hardinge St BEAUMARIS 3193   | \$2,200,000 | 25/03/2023   |
| 3 | 15 Hume St BEAUMARIS 3193      | \$2,175,000 | 18/06/2023   |

**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:

23/08/2023 12:23



4 4 2

**Property Type:** House

**Land Size:** 647 sqm approx

Agent Comments

## Comparable Properties



**144 Pellatt St BEAUMARIS 3193 (REI/VG)**

Agent Comments

4 2 3

**Price:** \$2,285,000

**Method:** Private Sale

**Date:** 06/05/2023

**Property Type:** House

**Land Size:** 695 sqm approx

**6 Hardinge St BEAUMARIS 3193 (VG)**

Agent Comments

4 - -

**Price:** \$2,200,000

**Method:** Sale

**Date:** 25/03/2023

**Property Type:** House (Res)

**Land Size:** 780 sqm approx



**15 Hume St BEAUMARIS 3193 (REI)**

Agent Comments

4 2 3

**Price:** \$2,175,000

**Method:** Private Sale

**Date:** 18/06/2023

**Property Type:** House

**Land Size:** 693 sqm approx