Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb and postcode

Address 4 The Close, Beaumaris Vic 3193

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	ov.au/	underquot	ing		
Range betwee	\$2,175,000		&		\$2,300,000			
Median sale p	rice							
Median price	\$2,007,000	Pro	operty Type	Hous	se		Suburb	Beaumaris
Period - From	01/07/2022	to	30/06/2023		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.

Ado	dress 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







Property Type: House Land Size: 647 sqm approx Agent Comments

mcooney@hodges.com.au **Indicative Selling Price** \$2,175,000 - \$2,300,000 **Median House Price**

Michael Cooney 9589 6077 0418 325 052

Year ending June 2023: \$2,007,000

Comparable Properties



144 Pellatt St BEAUMARIS 3193 (REI/VG)



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)



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

Agent Comments

Agent Comments

Price: \$2,175,000 Method: Private Sale Date: 18/06/2023 Property Type: House Land Size: 693 sqm approx

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



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