

# 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

42 Hardinge 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 \$1,600,000

&

\$1,700,000

### Median sale price

Median price \$2,000,000

Property Type House

Suburb Beaumaris

Period - From 01/10/2022

to 30/09/2023

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	20 Church St BEAUMARIS 3193	\$1,652,000	06/06/2023
2	36 Folkestone Cr BEAUMARIS 3193	\$1,650,000	09/10/2023
3	6 Kirkwood St BEAUMARIS 3193	\$1,620,000	16/05/2023

**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:

30/10/2023 11:02



3   2   2

**Rooms:** 5  
**Property Type:** House (Res)  
**Land Size:** 535 sqm approx  
[Agent Comments](#)

**Indicative Selling Price**

\$1,600,000 - \$1,700,000

**Median House Price**

Year ending September 2023: \$2,000,000

## Comparable Properties



**20 Church St BEAUMARIS 3193 (REI/VG)**

[Agent Comments](#)

4   2   2

**Price:** \$1,652,000  
**Method:** Private Sale  
**Date:** 06/06/2023  
**Property Type:** House  
**Land Size:** 628 sqm approx



**36 Folkestone Cr BEAUMARIS 3193 (REI)**

[Agent Comments](#)

3   1   2

**Price:** \$1,650,000  
**Method:** Private Sale  
**Date:** 09/10/2023  
**Property Type:** House  
**Land Size:** 646 sqm approx



**6 Kirkwood St BEAUMARIS 3193 (REI/VG)**

[Agent Comments](#)

3   2   2

**Price:** \$1,620,000  
**Method:** Private Sale  
**Date:** 16/05/2023  
**Property Type:** House  
**Land Size:** 567 sqm approx