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

434a Beach Road, Beaumaris Vic 3193

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting										
Range betwee	\$2,750,000		&		\$2,950,000					
Median sale price										
Median price	\$2,005,000	Pro	operty Type	Hou	ise		Suburb	Beaumaris		
Period - From	17/10/2022	to	16/10/2023		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 sixmonths that the estate agent or agent's representative considers to be most comparable to the property for sale.

Ad	dress of comparable property	Price	Date of sale
1	349a Beach Rd BLACK ROCK 3193	\$3,050,000	21/04/2023
2	438b Beach Rd BEAUMARIS 3193	\$2,525,000	06/09/2023
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:

17/10/2023 15:44









Property Type: House (Res) **Land Size:** 377 sqm approx Agent Comments Indicative Selling Price \$2,750,000 - \$2,950,000 Median House Price 17/10/2022 - 16/10/2023: \$2,005,000

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.

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propertydata



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