

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 between \$2,750,000 & \$2,950,000

Median sale price

Median price \$2,005,000 Property Type House Suburb Beaumaris

Period - From 17/10/2022 to 16/10/2023 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	349a Beach Rd BLACK ROCK 3193	\$3,050,000	21/04/2023
2	438b Beach Rd BEAUMARIS 3193	\$2,525,000	06/09/2023
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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



349a Beach Rd BLACK ROCK 3193 (VG)

Agent Comments



Price: \$3,050,000

Method: Sale

Date: 21/04/2023

Property Type: House (Res)

Land Size: 368 sqm approx



438b Beach Rd BEAUMARIS 3193 (REI/VG)

Agent Comments



Price: \$2,525,000

Method: Private Sale

Date: 06/09/2023

Property Type: Townhouse (Res)

Land Size: 344 sqm approx

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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