

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

447 Balcombe Road, Beaumaris Vic 3193

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$1,700,000 & \$1,870,000

Median sale price

Median price \$1,785,000 Property Type Townhouse Suburb Beaumaris

Period - From 23/01/2023 to 22/01/2024 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	30 Martin St BEAUMARIS 3193	\$2,130,000	09/11/2023
2	2/511b Balcombe Rd BEAUMARIS 3193	\$1,900,000	26/07/2023
3	4a Stayner St BEAUMARIS 3193	\$1,860,000	07/10/2023

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:

23/01/2024 13:42



Property Type: House (Previously Occupied - Detached)

Land Size: 356 sqm approx

Agent Comments

Indicative Selling Price
\$1,700,000 - \$1,870,000

Median Townhouse Price
23/01/2023 - 22/01/2024: \$1,785,000

Comparable Properties



30 Martin St BEAUMARIS 3193 (REI)

Agent Comments



Price: \$2,130,000

Method: Private Sale

Date: 09/11/2023

Property Type: Townhouse (Single)

Land Size: 333 sqm approx



2/511b Balcombe Rd BEAUMARIS 3193 (REI/VG)

Agent Comments



Price: \$1,900,000

Method: Sold Before Auction

Date: 26/07/2023

Property Type: Townhouse (Res)



4a Stayner St BEAUMARIS 3193 (REI)

Agent Comments



Price: \$1,860,000

Method: Auction Sale

Date: 07/10/2023

Property Type: Townhouse (Res)

Land Size: 375 sqm approx

Account - Hodges | P: 03 9598 1111 | F: 03 9598 5598