

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 5/430 Balcombe Road, Beaumaris Vic 3193

Indicative selling price

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

Range between \$1,150,000 & \$1,250,000

Median sale price

Median price \$1,770,000 Property Type Townhouse Suburb Beaumaris

Period - From 15/09/2022 to 14/09/2023 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	12/133 Charman Rd BEAUMARIS 3193	\$1,250,000	13/07/2023
2			
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: 15/09/2023 08:07



3 2 2

Property Type: Townhouse (Res)

[Agent Comments](#)

Indicative Selling Price

\$1,150,000 - \$1,250,000

Median Townhouse Price

15/09/2022 - 14/09/2023: \$1,770,000

Comparable Properties



12/133 Charman Rd BEAUMARIS 3193 (REI)

[Agent Comments](#)

3 2 2

Price: \$1,250,000

Method: Sold Before Auction

Date: 13/07/2023

Property Type: Townhouse (Res)

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.

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