

# 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 68 Church 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 \$2,500,000 & \$2,750,000

### 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	70 Mundy St MENTONE 3194	\$2,820,000	25/07/2023
2	38 Hardinge St BEAUMARIS 3193	\$2,815,000	23/08/2023
3	13 Plummer Rd MENTONE 3194	\$2,725,000	24/05/2023

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: 31/10/2023 13:05



4   3   2

**Property Type:** House (Res)  
**Land Size:** 670.780029296875 sqm approx  
[Agent Comments](#)

**Indicative Selling Price**  
\$2,500,000 - \$2,750,000  
**Median House Price**  
Year ending September 2023: \$2,000,000

## Comparable Properties



**70 Mundy St MENTONE 3194 (REI/VG)**

[Agent Comments](#)

5   3   2

**Price:** \$2,820,000  
**Method:** Private Sale  
**Date:** 25/07/2023  
**Property Type:** House (Res)  
**Land Size:** 732 sqm approx



**38 Hardinge St BEAUMARIS 3193 (REI)**

[Agent Comments](#)

4   2   2

**Price:** \$2,815,000  
**Method:** Private Sale  
**Date:** 23/08/2023  
**Property Type:** House  
**Land Size:** 780 sqm approx



**13 Plummer Rd MENTONE 3194 (REI/VG)**

[Agent Comments](#)

5   2   2

**Price:** \$2,725,000  
**Method:** Sold Before Auction  
**Date:** 24/05/2023  
**Property Type:** House (Res)  
**Land Size:** 903 sqm approx