

# 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 7 Agnes 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)

Single price  or range between \$1,920,000 & \$2,100,000

### Median sale price

Median price \$2,040,000 Property type House Suburb Beaumaris  
Period - From 20/02/2023 to 19/02/2024 Source pdol

### Comparable property sales

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.

	Address of comparable property	Price	Date of sale
1	27 Point Av, Beaumaris Vic	2,350,000	20/09/2023
2	12 Bolton St, Beaumaris Vic	2,000,000	21/10/2023
3	8 Armstrong Street, Beaumaris Vic	1,875,000	14/09/2023

This Statement of Information was prepared on: 20/02/2024

