

# 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

|                                       |
|---------------------------------------|
| 70 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)

Single price  or range between  &

### Median sale price

Median price  Property type  Suburb

Period - From  to  Source

### Comparable property sales

These are the three properties sold within two kilometres of the property of the sale in the last six months that the estate agent or agents representative considers to be most comparable to the property for sale

|   | Address of comparable property        | Price       | Date of sale |
|---|---------------------------------------|-------------|--------------|
| 1 | 14 Monaco Crescent Beaumaris Vic 3193 | \$1,780,000 | 2024-02-10   |
| 2 | 310 Balcombe Road Beaumaris Vic 3193  | \$1,650,000 | 2024-03-08   |
| 3 | 23 Comas Road Beaumaris Vic 3193      | \$1,815,000 | 2024-03-16   |

This Statement of Information was prepared on:

