### Statement of Information Single residential property located in the Melbourne metropolitan area

#### Section 47AF of the Estate Agents Act 1980

#### Property offered for sale

Including suburb and postcode

Address 8 Powys Drive, Beaumaris Vic 3193

#### Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au	/underquot	ting		
Range betweer	\$1,750,000		&		\$1,925,000			
Median sale pi	rice							
Median price	\$2,000,000	Pro	operty Type	Hou	ISE		Suburb	Beaumaris
Period - From	01/10/2022	to	30/09/2023		So	urce	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.

Add	dress of comparable property	Price	Date of sale
1	15 Hume St BEAUMARIS 3193	\$2,175,000	18/06/2023
2	4 Valmont Av BEAUMARIS 3193	\$2,007,000	17/06/2023
3	99 Oak St BEAUMARIS 3193	\$1,800,000	15/08/2023

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:

09/11/2023 11:48



# NICK JOHNSTONE

Tim Jones 9553 8300 0421 610 384

Property Type: House Agent Comments

tim@nickjohnstone.com.au Indicative Selling Price \$1,750,000 - \$1,925,000 Median House Price Year ending September 2023: \$2,000,000



## Comparable Properties



Price: \$2,175,000 Method: Private Sale Date: 18/06/2023 Property Type: House Land Size: 693 sgm approx

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15 Hume St BEAUMARIS 3193 (REI)

4 Valmont Av BEAUMARIS 3193 (REI/VG)

2

**6** 3

Agent Comments

Agent Comments



Price: \$2,007,000 Method: Auction Sale Date: 17/06/2023 Property Type: House (Res) Land Size: 726 sqm approx



99 Oak St BEAUMARIS 3193 (REI)



Agent Comments

Price: \$1,800,000 Method: Private Sale Date: 15/08/2023 Property Type: House

#### Account - Nick Johnstone | P: 03 9553 8300 | F: 03 9553 8400



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