

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

8b Gramatan Avenue, Beaumaris Vic 3193

Indicative selling price

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

Range between

\$1,690,000

&

\$1,790,000

Median sale price

Median price

\$1,770,000

Property Type

Townhouse

Suburb

Beaumaris

Period - From

31/01/2023

to

30/01/2024

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		
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:

31/01/2024 14:59

8b Gramatan Avenue, Beaumaris Vic 3193



Stephen Wigley

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Indicative Selling Price

\$1,690,000 - \$1,790,000

Median Townhouse Price

31/01/2023 - 30/01/2024: \$1,770,000



3 2.5 2

Property Type: Townhouse

Land Size: 381 sqm approx

Agent Comments

Comparable Properties

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 9589 6077 | F: 03 9589 1597



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