Statement of Information

Single residential property located in the Melbourne metropolitan area

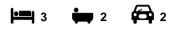
Section 47AF of the Estate Agents Act 1980

Proper	ty offer	ed for s	sale								
Address Including suburb and postcode			9 Griffiths Street, Beaumaris Vic 3193								
Indicat	ive sell	ing prid	ce								
For the i	meaning	of this p	orice see	con	sumer.vic.gov	v.au/ι	underquo	ting			
Range	n \$5,30	0,000		&		\$5,700,000					
Median	sale p	rice									
Media	an price	\$2,007,	000	Pr	operty Type	Hous	е		Suburb	Beaumaris	
Period	l - From	07/05/2	2023	to	06/05/2024		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 sixmonths 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*		_	_		representative wo kilometres		•				ee comparable onths.
	This Statement of Information was prepared on:							on:	07/05/2024 14:21		









Property Type: House (Res) **Land Size:** 640 sqm approx

Agent Comments

Indicative Selling Price \$5,300,000 - \$5,700,000 Median House Price 07/05/2023 - 06/05/2024: \$2,007,000

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



