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 96 Scott Street, Beaumaris Vic 3193

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting									
Range betweer	n \$1,595,000		&		\$1,750,000				
Median sale price									
Median price	\$2,052,500	Property Type Hou		Hou	lse		Suburb	Beaumaris	
Period - From	13/03/2023	to	12/03/2024		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 six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Ade	dress of comparable property	Price	Date of sale
1	2 Summerhill Rd BEAUMARIS 3193	\$1,750,000	16/12/2023
2	24 Fairleigh Av BEAUMARIS 3193	\$1,710,000	16/12/2023
3	56 Tramway Pde BEAUMARIS 3193	\$1,676,000	02/12/2023

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:

13/03/2024 09:13





Danielle Scanlon dscanlon@hodges.com.au





Property Type: House (Previously Occupied - Detached) Land Size: 638 sqm approx Agent Comments Indicative Selling Price \$1,595,000 - \$1,750,000 Median House Price 13/03/2023 - 12/03/2024: \$2,052,500

Comparable Properties

2 Summerhill Rd BEAUMARIS 3193 (REI/VG) 4 3 2 Price: \$1,750,000 Method: Auction Sale Date: 16/12/2023 Property Type: House (Res) Land Size: 736 sqm approx	Agent Comments
24 Fairleigh Av BEAUMARIS 3193 (REI/VG) 4 2 2 2 Price: \$1,710,000 Method: Private Sale Date: 16/12/2023 Property Type: House Land Size: 650 sqm approx	Agent Comments
56 Tramway Pde BEAUMARIS 3193 (REI) 3 2 2 2 Price: \$1,676,000 Method: Auction Sale Date: 02/12/2023 Property Type: House (Res) Land Size: 580 sqm approx	Agent Comments

Account - Hodges | P: 03 95846500 | F: 03 95848216

propertydata



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