

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 96 Scott Street, Beaumaris Vic 3193

Indicative selling price

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

Range between \$1,595,000 & \$1,750,000

Median sale price

Median price \$2,052,500 Property Type House Suburb Beaumaris

Period - From 13/03/2023 to 12/03/2024 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 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



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)

[Agent Comments](#)



Price: \$1,750,000

Method: Auction Sale

Date: 16/12/2023

Property Type: House (Res)

Land Size: 736 sqm approx



24 Fairleigh Av BEAUMARIS 3193 (REI/VG)

[Agent Comments](#)



Price: \$1,710,000

Method: Private Sale

Date: 16/12/2023

Property Type: House

Land Size: 650 sqm approx



56 Tramway Pde BEAUMARIS 3193 (REI)

[Agent Comments](#)



Price: \$1,676,000

Method: Auction Sale

Date: 02/12/2023

Property Type: House (Res)

Land Size: 580 sqm approx