## 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





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

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

propertydata



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