

# 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 Wells Road, Beaumaris Vic 3193

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$1,600,000 & \$1,700,000

### Median sale price

Median price \$2,000,000 Property Type House Suburb Beaumaris

Period - From 01/10/2022 to 30/09/2023 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	25 Mary St BEAUMARIS 3193	\$1,790,000	27/07/2023
2	27 Florence St MENTONE 3194	\$1,695,000	23/09/2023
3	20 Church St BEAUMARIS 3193	\$1,652,000	06/06/2023

**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:

06/11/2023 16:30

96 Wells Road, Beaumaris Vic 3193

Byron Kerr

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 4  2  0

**Rooms:** 7

**Property Type:** House (Res)

**Land Size:** 536 sqm approx

Agent Comments

**Indicative Selling Price**

\$1,600,000 - \$1,700,000

**Median House Price**

Year ending September 2023: \$2,000,000

## Comparable Properties



**25 Mary St BEAUMARIS 3193 (REI/VG)**

Agent Comments

 4  2  3

**Price:** \$1,790,000

**Method:** Sold Before Auction

**Date:** 27/07/2023

**Property Type:** House (Res)

**Land Size:** 697 sqm approx



**27 Florence St MENTONE 3194 (REI)**

Agent Comments

 4  2  2

**Price:** \$1,695,000

**Method:** Auction Sale

**Date:** 23/09/2023

**Property Type:** House (Res)

**Land Size:** 676 sqm approx



**20 Church St BEAUMARIS 3193 (REI/VG)**

Agent Comments

 4  2  2

**Price:** \$1,652,000

**Method:** Private Sale

**Date:** 06/06/2023

**Property Type:** House

**Land Size:** 628 sqm approx

Account - Jellis Craig



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