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 9A Wattle Avenue, Beaumaris Vic 3193

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au	/underquot	ting		
Range betweer	\$1,900,000		&		\$2,000,000			
Median sale p	rice							
Median price	\$1,800,000	Pro	operty Type	Том	nhouse		Suburb	Beaumaris
Period - From	17/10/2022	to	16/10/2023		So	ource	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^{*} 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:

17/10/2023 14:45





Michael Coonev 9589 6077 0418 325 052



Property Type: Townhouse Land Size: 378 sqm approx Agent Comments

mcooney@hodges.com.au **Indicative Selling Price** \$1,900,000 - \$2,000,000 **Median Townhouse Price**

17/10/2022 - 16/10/2023: \$1,800,000

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 - Hodges | P: 03 9589 6077 | F: 03 9589 1597





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