

# 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

25 Beach 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 \$2,500,000 & \$2,750,000

### Median sale price\*

Median price \$2,030,000 Property Type Vacant land Suburb Beaumaris

Period - From 01/01/2021 to 30/07/2021 Source REIV

### Comparable property sales (\*Delete A or B below as applicable)

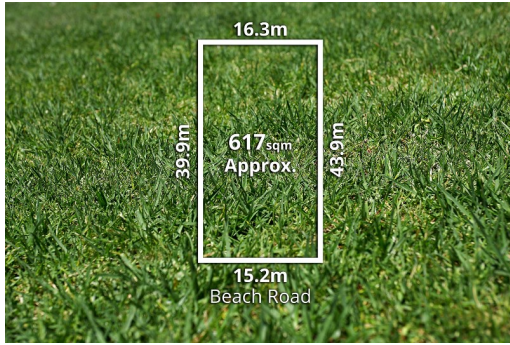
~~A\* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.~~

Address of comparable property	Price	Date of sale
1		
2		
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: 30/07/2021 14:33



**Property Type:** Land (Res)  
**Land Size:** 617 sqm approx  
Agent Comments

**Indicative Selling Price**  
\$2,500,000 - \$2,750,000  
**Median Vacant Land Price \***  
01/01/2021 - 30/07/2021: \$2,030,000  
\* Agent calculated median

## 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 - Nick Johnstone | P: 03 9553 8300 | F: 03 9553 8400