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

69 Fourth Street, Beaumaris Vic 3193

Indicative selling price

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

Range between $2,500,000 & $2,700,000

Median sale price

| Median price | $1,863,500 | Property Type | House | Suburb | Beaumaris |

| Period - From | 01/01/2021 | to | 31/03/2021 | 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	11 Powys Dr BEAUMARIS 3193	$2,740,000	25/05/2021
2	6 Olinda Av BEAUMARIS 3193	$2,670,000	15/05/2021
3	1 Rennison St BEAUMARIS 3193	$2,710,000	23/01/2021

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: 13/07/2021 16:07

CONSUMER AFFAIRS VICTORIA

69 Fourth Street, Beaumaris Vic 3193

🛏 5   🛁 3.5   🚗 2

Property Type: House
Land Size: 557 approx sqm
approx

Agent Comments

Indicative Selling Price
$2,500,000 - $2,700,000
Median House Price
March quarter 2021: $1,863,500

Comparable Properties

11 Powys Dr BEAUMARIS 3193 (REI)

🛏 5   🛁 3   🚗 2

Price: $2,740,000
Method: Private Sale
Date: 25/05/2021
Property Type: House (Res)
Land Size: 629 sqm approx

Agent Comments

6 Olinda Av BEAUMARIS 3193 (REI)

🛏 5   🛁 3   🚗 2

Price: $2,670,000
Method: Auction Sale
Date: 15/05/2021
Property Type: House (Res)
Land Size: 712 sqm approx

Agent Comments

1 Rennison St BEAUMARIS 3193 (REI/VG)

🛏 4   🛁 3   🚗 3

Price: $2,710,000
Method: Private Sale
Date: 23/01/2021
Property Type: House
Land Size: 624 sqm approx

Agent Comments

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