# 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

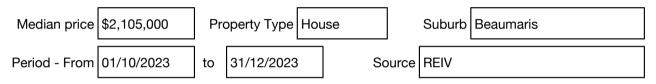
16b Church Street, Beaumaris Vic 3193

### Indicative selling price

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Single price \$2,200,000

#### Median sale price



### 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	28B Tibbles St BEAUMARIS 3193	\$2,550,000	13/10/2023
2	15 Douglas St BEAUMARIS 3193	\$2,425,000	07/10/2023
3	20 Hastings Av BEAUMARIS 3193	\$2,275,000	27/10/2023

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:

09/02/2024 10:32

