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

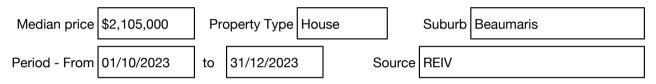
16b Church Street, Beaumaris Vic 3193

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

