

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

17 Oak Street, Beaumaris Vic 3193

Indicative selling price

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

Range between \$2,300,000 & \$2,500,000

Median sale price

Median price \$1,950,000 Property Type House Suburb Beaumaris

Period - From 01/04/2021 to 30/06/2021 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.

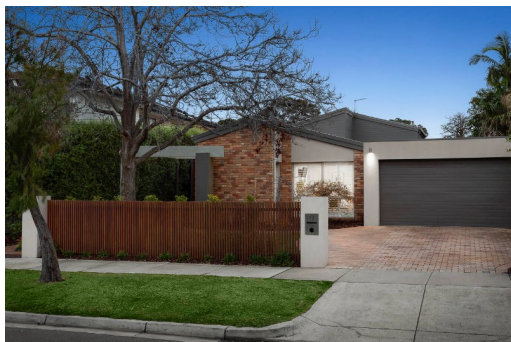
	Address of comparable property	Price	Date of sale
1	14 Oak St BEAUMARIS 3193	\$2,500,000	12/02/2021
2	54 Dalgetty Rd BEAUMARIS 3193	\$2,450,000	20/03/2021
3	6 Dalgetty Rd BEAUMARIS 3193	\$2,360,000	15/02/2021

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:

27/07/2021 14:27



 5  3  2

Property Type: House (Previously Occupied - Detached)

Land Size: 640 sqm approx

Agent Comments

Comparable Properties



14 Oak St BEAUMARIS 3193 (REI/VG)

Agent Comments

 4  2  2

Price: \$2,500,000

Method: Private Sale

Date: 12/02/2021

Property Type: House (Res)

Land Size: 672 sqm approx



54 Dalgetty Rd BEAUMARIS 3193 (REI/VG)

Agent Comments

 4  3  2

Price: \$2,450,000

Method: Auction Sale

Date: 20/03/2021

Property Type: House (Res)

Land Size: 633 sqm approx



6 Dalgetty Rd BEAUMARIS 3193 (REI/VG)

Agent Comments

 5  4  2

Price: \$2,360,000

Method: Private Sale

Date: 15/02/2021

Property Type: House

Land Size: 646 sqm approx