

# 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

103 Dalgetty Road, Beaumaris

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single price \$1,995,000 or range between &

### Median sale price

Median price \* Property type *Townhouse* Suburb *Beaumaris*

Period - From to Source

### 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 93b Reserve Road, BEAUMARIS 3193	\$ 2,050,000	23/11/2019
2 23a Cromer Road, BEAUMARIS 3193	\$ 1,975,000	20/02/2020
3 62b Stanley Street, BLACK ROCK 3193	\$ 1,840,000	30/11/2019

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: 16/03/2020 12:01 PM

"This advice does not form part of this Statement of Information \* Important advice about the Median sale price: when this Statement of Information was prepared, publicly available information providing median sale prices of residential property in the suburb or locality in which the property offered for sale is situated, and our sales records (if any), does not provide a median sale price that meets the requirements of section 47AF (2) (b) of the Estate Agents Act 1980. "

103 Dalgetty Road, Beaumaris Vic 3193



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**Indicative Selling Price**

**\$1,995,000**

**No median price available**



3 2.5 2

**Property Type:** Townhouse (Res)

**Land Size:** 347 sqm approx

**Agent Comments**

## Comparable Properties



**93b Reserve Rd BEAUMARIS 3193 (REI/VG)**

**Agent Comments**

4 3 3

**Price:** \$2,050,000

**Method:** Sold Before Auction

**Date:** 23/11/2019

**Property Type:** Townhouse (Res)

**Land Size:** 400 sqm approx



**23a Cromer Rd BEAUMARIS 3193 (REI)**

**Agent Comments**

4 3 2

**Price:** \$1,975,000

**Method:** Sold Before Auction

**Date:** 20/02/2020

**Property Type:** Townhouse (Res)



**62b Stanley St BLACK ROCK 3193 (REI/VG)**

**Agent Comments**

4 2 1

**Price:** \$1,840,000

**Method:** Auction Sale

**Date:** 30/11/2019

**Property Type:** Townhouse (Res)

**Land Size:** 652 sqm approx

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The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.