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	1/76 Beaumaris Parade, Highett Vic 3190

Indicative selling price

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

Range between $1,500,000 & $1,600,000

Median sale price

Median price $1,650,000 Property Type House Suburb Highett

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	8 Harry St HAMPTON EAST 3188	$1,567,000	10/07/2021
2	21 Henry St HIGHETT 3190	$1,510,000	22/05/2021
3	72b Beaumaris Pde HIGHETT 3190	$1,580,000	20/02/2021

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: 16/07/2021 10:51

1/76 Beaumaris Parade, Highett Vic 3190



3 2 2

Property Type: Townhouse (Res)
Land Size: 350 sqm approx

Agent Comments

Indicative Selling Price
$1,500,000 - $1,600,000
Median House Price
June quarter 2021: $1,650,000

Comparable Properties



8 Harry St HAMPTON EAST 3188 (REI)

4 3 2

Price: $1,567,000
Method: Auction Sale
Date: 10/07/2021
Property Type: Townhouse (Res)
Land Size: 295 sqm approx

Agent Comments



21 Henry St HIGHETT 3190 (REI/VG)

3 2 2

Price: $1,510,000
Method: Auction Sale
Date: 22/05/2021
Property Type: House (Res)
Land Size: 352 sqm approx

Agent Comments



72b Beaumaris Pde HIGHETT 3190 (REI/VG)

4 3 2

Price: $1,580,000
Method: Auction Sale
Date: 20/02/2021
Property Type: Townhouse (Res)
Land Size: 346 sqm approx

Agent Comments

Account - Belle Property St Kilda | P: 03 9593 8733 | F: 03 9537 0372

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.