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	20 Wellington Avenue, Beaumaris Vic 3193

Indicative selling price

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

Range between $1,890,000 & $1,990,000

Median sale price

Median price $2,205,000 Property Type House Suburb Beaumaris

Period - From 01/10/2021 to 30/09/2022 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	30 Balcombe Park La BEAUMARIS 3193	$1,975,000	25/06/2022
2	136 Reserve Rd BEAUMARIS 3193	$1,933,000	22/06/2022
3	9 Stayner St BEAUMARIS 3193	$1,900,000	05/07/2022

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: 05/11/2022 15:40

20 Wellington Avenue, Beaumaris Vic 3193

Jenny Dwyer
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3 3 2

Property Type: House (Res)

Agent Comments

Indicative Selling Price
$1,890,000 - $1,990,000
Median House Price
Year ending September 2022: $2,205,000

Comparable Properties



30 Balcombe Park La BEAUMARIS 3193 (REI/VG)

4 2 2

Price: $1,975,000
Method: Auction Sale
Date: 25/06/2022
Property Type: House (Res)
Land Size: 688 sqm approx

Agent Comments



136 Reserve Rd BEAUMARIS 3193 (REI)

5 2 5

Price: $1,933,000
Method: Private Sale
Date: 22/06/2022
Property Type: House
Land Size: 693 sqm approx

Agent Comments

9 Stayner St BEAUMARIS 3193 (REI)

3 2 2

Price: $1,900,000
Method: Sold Before Auction
Date: 05/07/2022
Property Type: House (Res)

Agent Comments

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