

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	8 Comas Road, Beaumaris, VIC 3193
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Indicative selling price

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

Single price	\$2,190,000	or range between		&	
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Median sale price

Median price	\$ 1,999,999	Property type	House	Suburb	BEAUMARIS
Period - From	23/09/2023	to	22/09/2024	Source	core_logic

Comparable property sales

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.

Address of comparable property		Price	Date of sale
1	20 Tibbles Street, Beaumaris, Vic 3193	\$2,340,000	2024-08-01
2	88 Dalgetty Road Beaumaris Vic 3193	\$2,250,000	2024-08-23
3	162 Tramway Parade Beaumaris Vic 3193	\$2,200,000	2024-08-17

This Statement of Information was prepared on: 23/09/2024

