

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 Hugo Street, Beaumaris Vic 3193

Indicative selling price

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

Range between \$2,000,000 & \$2,200,000

Median sale price

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

Period - From 01/07/2023 to 30/06/2024 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	162 Tramway Pde BEAUMARIS 3193	\$2,200,000	17/08/2024
2	123 Pellatt St BEAUMARIS 3193	\$2,055,000	15/05/2024
3	2a Cromer Rd BEAUMARIS 3193	\$2,000,000	06/04/2024

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:

17/09/2024 11:20



5 2 2

Property Type: House
Land Size: 635 sqm approx
Agent Comments

Indicative Selling Price
\$2,000,000 - \$2,200,000
Median House Price
Year ending June 2024: \$2,000,000

Comparable Properties



162 Tramway Pde BEAUMARIS 3193 (REI)

Agent Comments

5 3 2

Price: \$2,200,000
Method: Auction Sale
Date: 17/08/2024
Property Type: House (Res)
Land Size: 717 sqm approx



123 Pellatt St BEAUMARIS 3193 (REI/VG)

Agent Comments

3 2 4

Price: \$2,055,000
Method: Sold Before Auction
Date: 15/05/2024
Property Type: House (Res)
Land Size: 702 sqm approx



2a Cromer Rd BEAUMARIS 3193 (REI/VG)

Agent Comments

4 2 2

Price: \$2,000,000
Method: Private Sale
Date: 06/04/2024
Property Type: House (Res)
Land Size: 626 sqm approx