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 JOHN STREET BEAUMARIS VIC 3193

Indicative selling price

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

~~Single Price~~		or range between	$2,075,000	&	$2,125,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$1,994,999	Property type	House	Suburb	Beaumaris
Period-from	01 Nov 2023	to	31 Oct 2024	Source	Corelogic

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 6 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
18 HASTINGS AVENUE BEAUMARIS VIC 3193	$2,215,000	23-Jun-24
80B ARDOYNE STREET BLACK ROCK VIC 3193	$2,070,000	23-Jul-24
27A CHERBOURG AVENUE BEAUMARIS VIC 3193	$2,100,000	21-Sep-24

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 6 months.~~

This Statement of Information was prepared on: 20 November 2024

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18 HASTINGS AVENUE BEAUMARIS VIC 3193

4 3 2

Sold Price **$2,215,000** Sold Date **23-Jun-24**

Distance **1.17km**



80B ARDOYNE STREET BLACK ROCK VIC 3193

4 3 2

Sold Price **$2,070,000** Sold Date **23-Jul-24**

Distance **1.76km**



27A CHERBOURG AVENUE BEAUMARIS VIC 3193

4 3 2

Sold Price **$2,100,000** Sold Date **21-Sep-24**

Distance **-**

RS = Recent sale **UN** = Undisclosed Sale

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