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	1/37 Bonanza Road, Beaumaris Vic 3193

Indicative selling price

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

Range between $1,190,000 & $1,290,000

Median sale price

Median price $1,965,500 Property Type House Suburb Beaumaris

Period - From 01/10/2023 to 30/09/2024 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	1/38 Towers St BEAUMARIS 3193	$1,280,000	05/10/2024
2	2/7 Gillman St CHELTENHAM 3192	$1,200,000	17/09/2024
3			

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: 15/10/2024 12:13

1/37 Bonanza Road, Beaumaris Vic 3193



3 -

Property Type:
Flat/Unit/Apartment (Res)

Agent Comments

Indicative Selling Price
$1,190,000 - $1,290,000
Median House Price
Year ending September 2024: $1,965,500

Comparable Properties



1/38 Towers St BEAUMARIS 3193 (REI)

3 2 2

Price: $1,280,000
Method: Auction Sale
Date: 05/10/2024
Property Type: Townhouse (Res)

Agent Comments



2/7 Gillman St CHELTENHAM 3192 (REI)

3 2 2

Price: $1,200,000
Method: Private Sale
Date: 17/09/2024
Property Type: Townhouse (Single)

Agent Comments

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.

Account - Marshall White | P: 03 9822 9999

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