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	1/4 Wilkins Avenue, Beaumaris Vic 3193

Indicative selling price

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

Range between $1,000,000 & $1,100,000

Median sale price

Median price $1,325,000 Property Type Unit Suburb Beaumaris

Period - From 04/11/2023 to 03/11/2024 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	94 Oak Av MENTONE 3194	$1,060,000	06/09/2024
2			
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: 04/11/2024 11:51

1/4 Wilkins Avenue, Beaumaris Vic 3193



3 -

Property Type:
Flat/Unit/Apartment (Res)

Agent Comments

Indicative Selling Price
$1,000,000 - $1,100,000
Median Unit Price
04/11/2023 - 03/11/2024: $1,325,000

Comparable Properties

94 Oak Av MENTONE 3194 (REI/VG)

3 2 2

Agent Comments

Price: $1,060,000
Method: Private Sale
Date: 06/09/2024
Property Type: Townhouse (Res)
Land Size: 208 sqm approx

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 - Belle Property Sandringham | P: 03 9521 9800 | F: 03 9521 9840

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