

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

2/35 Alfred Street, Beaumaris Vic 3193

Indicative selling price

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

Range between \$1,200,000 & \$1,300,000

Median sale price

Median price \$1,465,000 Property Type Unit Suburb Beaumaris

Period - From 01/04/2024 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	95b Flinders St MENTONE 3194	\$1,207,500	02/03/2024
2	19b Alfred St BEAUMARIS 3193	\$1,290,000	29/06/2024
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: 29/07/2024 17:20



Property Type:
Agent Comments

Indicative Selling Price
\$1,200,000 - \$1,300,000
Median Unit Price
June quarter 2024: \$1,465,000

Comparable Properties

95b Flinders St MENTONE 3194 (REI)

Agent Comments



Price: \$1,207,500
Method:
Date: 02/03/2024
Property Type: Townhouse (Single)



19b Alfred St BEAUMARIS 3193 (REI)

Agent Comments



Price: \$1,290,000
Method: Auction Sale
Date: 29/06/2024
Property Type: Unit
Land Size: 448 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.

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