

# 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

1/38 Towers Street, Beaumaris Vic 3193

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$1,100,000 & \$1,200,000

### Median sale price

Median price \$1,389,000 Property Type Unit Suburb Beaumaris

Period - From 14/09/2023 to 13/09/2024 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	1/1 Mackenzie St CHELTENHAM 3192	\$1,220,000	03/08/2024
2	2/35 Alfred St BEAUMARIS 3193	\$1,240,000	03/08/2024
3	2/24 Stuart Av CHELTENHAM 3192	\$1,241,000	13/04/2024

**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: 14/09/2024 16:00

1/38 Towers Street, Beaumaris Vic 3193



3 2 2

**Property Type:** Townhouse  
(Single)

**Agent Comments**

**Indicative Selling Price**

\$1,100,000 - \$1,200,000

**Median Unit Price**

14/09/2023 - 13/09/2024: \$1,389,000

## Comparable Properties



**1/1 Mackenzie St CHELTENHAM 3192 (REI)**

**Agent Comments**

3 2 2

**Price:** \$1,220,000

**Method:** Auction Sale

**Date:** 03/08/2024

**Property Type:** Townhouse (Res)

**Land Size:** 310 sqm approx



**2/35 Alfred St BEAUMARIS 3193 (REI)**

**Agent Comments**

3 2 2

**Price:** \$1,240,000

**Method:** Auction Sale

**Date:** 03/08/2024

**Property Type:** Townhouse (Res)



**2/24 Stuart Av CHELTENHAM 3192 (REI/VG)**

**Agent Comments**

3 1 1

**Price:** \$1,241,000

**Method:** Auction Sale

**Date:** 13/04/2024

**Property Type:** House (Res)

**Land Size:** 405 sqm approx

**Account -** Jellis Craig



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