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

Median sale price

Median price	\$1,750,000	Pro	perty Type To	wnhouse		Suburb	Beaumaris
Period - From	19/06/2023	to	18/06/2024	Sc	urce	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.

Ad	dress of comparable property	Price	Date of sale
1	1/7 Ozone Av BEAUMARIS 3193	\$1,325,000	23/03/2024
2	1a Woff St BEAUMARIS 3193	\$1,321,000	15/04/2024
3	3/134 Collins St MENTONE 3194	\$1,310,000	14/05/2024

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:	19/06/2024 09:04



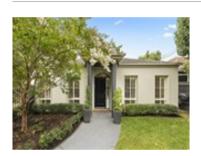






Indicative Selling Price \$1,250,000 - \$1,350,000 **Median Townhouse Price** 19/06/2023 - 18/06/2024: \$1,750,000

Comparable Properties



1/7 Ozone Av BEAUMARIS 3193 (REI)

Price: \$1,325,000 Method: Auction Sale Date: 23/03/2024

Property Type: Townhouse (Res)

Agent Comments



1a Woff St BEAUMARIS 3193 (REI)

Price: \$1,321,000 Method: Private Sale Date: 15/04/2024

Property Type: Townhouse (Single)

Agent Comments



3/134 Collins St MENTONE 3194 (REI)

-3

Price: \$1,310,000 Method: Private Sale Date: 14/05/2024

Property Type: Townhouse (Single) Land Size: 230 sqm approx

Agent Comments

Account - Hodges | P: 03 95846500 | F: 03 95848216



