

# 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](http://consumer.vic.gov.au/underquoting)

Range between \$1,250,000 & \$1,350,000

### Median sale price

Median price \$1,750,000 Property Type Townhouse Suburb Beaumaris

Period - From 19/06/2023 to 18/06/2024 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	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



**Property Type:**  
Agent Comments

**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)**

Agent Comments



**Price:** \$1,325,000  
**Method:** Auction Sale  
**Date:** 23/03/2024  
**Property Type:** Townhouse (Res)



**1a Woff St BEAUMARIS 3193 (REI)**

Agent Comments



**Price:** \$1,321,000  
**Method:** Private Sale  
**Date:** 15/04/2024  
**Property Type:** Townhouse (Single)



**3/134 Collins St MENTONE 3194 (REI)**

Agent Comments



**Price:** \$1,310,000  
**Method:** Private Sale  
**Date:** 14/05/2024  
**Property Type:** Townhouse (Single)  
**Land Size:** 230 sqm approx

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