

# 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 Ozone Avenue, 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 \$900,000 & \$980,000

### Median sale price

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

Period - From 22/04/2023 to 21/04/2024 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	2/42 Church St BEAUMARIS 3193	\$1,005,000	10/02/2024
2	2/8 Collins St MENTONE 3194	\$955,000	02/03/2024
3	3/16 Second St BLACK ROCK 3193	\$905,000	11/11/2023

**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:

22/04/2024 14:41

2 Ozone Avenue, Beaumaris Vic 3193

Ami Russell  
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0447 020 608  
amirusell@jellisraig.com.au



 2  1  2

**Rooms:** 5  
**Property Type:** House (Res)  
**Land Size:** 375 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$900,000 - \$980,000  
**Median Unit Price**  
22/04/2023 - 21/04/2024: \$1,389,000

## Comparable Properties



2/42 Church St BEAUMARIS 3193 (REI/VG)

**Agent Comments**

 2  1  2

**Price:** \$1,005,000  
**Method:** Auction Sale  
**Date:** 10/02/2024  
**Property Type:** Unit



2/8 Collins St MENTONE 3194 (REI)

**Agent Comments**

 2  2  2

**Price:** \$955,000  
**Method:** Auction Sale  
**Date:** 02/03/2024  
**Property Type:** Townhouse (Res)



3/16 Second St BLACK ROCK 3193 (REI/VG)

**Agent Comments**

 2  1  1

**Price:** \$905,000  
**Method:** Auction Sale  
**Date:** 11/11/2023  
**Property Type:** Unit

Account - Jellis Craig



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