

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

3/1 Keith Street, Beaumaris Vic 3193

Indicative selling price

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

Range between \$680,000 & \$740,000

Median sale price

Median price \$855,000 Property Type Unit Suburb Beaumaris

Period - From 28/03/2023 to 27/03/2024 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	6/24-26 Devon St CHELTENHAM 3192	\$714,400	01/02/2024
2	7/8 Latrobe St MENTONE 3194	\$700,000	21/11/2023
3	5/59-61 Patty St MENTONE 3194	\$700,000	14/10/2023

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:

28/03/2024 17:00

3/1 Keith Street, Beaumaris Vic 3193



2 -

Property Type:
Flat/Unit/Apartment (Res)
Agent Comments

Indicative Selling Price
\$680,000 - \$740,000
Median Unit Price
28/03/2023 - 27/03/2024: \$855,000

Comparable Properties



6/24-26 Devon St CHELTENHAM 3192 (REI)

Agent Comments

2 1 2

Price: \$714,400
Method: Auction Sale
Date: 01/02/2024
Property Type: Unit



7/8 Latrobe St MENTONE 3194 (REI/VG)

Agent Comments

2 1 1

Price: \$700,000
Method: Private Sale
Date: 21/11/2023
Property Type: Unit



5/59-61 Patty St MENTONE 3194 (REI)

Agent Comments

2 1 1

Price: \$700,000
Method: Private Sale
Date: 14/10/2023
Property Type: Unit
Land Size: 208 sqm approx

Account - Jellis Craig



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