

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 3/33 Alfred Street, Beaumaris Vic 3193

Indicative selling price

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

Range between \$650,000 & \$700,000

Median sale price

Median price \$1,440,000 Property Type Unit Suburb Beaumaris

Period - From 01/10/2023 to 31/12/2023 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	7/8 Latrobe St MENTONE 3194	\$700,000	21/11/2023
2	4/2 Gillman St CHELTENHAM 3192	\$695,000	14/10/2023
3	8/15 Lilian Ct BEAUMARIS 3193	\$675,000	17/12/2023

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: 05/04/2024 14:38



 2  1  1

Property Type: Unit

Agent Comments

Indicative Selling Price

\$650,000 - \$700,000

Median Unit Price

December quarter 2023: \$1,440,000

Comparable Properties



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



4/2 Gillman St CHELTENHAM 3192 (REI/VG)

Agent Comments

 2  1  1

Price: \$695,000

Method: Auction Sale

Date: 14/10/2023

Property Type: Unit



8/15 Lilian Ct BEAUMARIS 3193 (REI/VG)

Agent Comments

 2  1  1

Price: \$675,000

Method: Private Sale

Date: 17/12/2023

Property Type: Unit

Land Size: 135 sqm approx

Account - Jellis Craig | P: 03 9194 1200