

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

8/15 Lilian Court, Beaumaris Vic 3193

Indicative selling price

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

Range between \$580,000 & \$630,000

Median sale price

Median price \$910,000 Property Type Unit Suburb Beaumaris

Period - From 26/10/2022 to 25/10/2023 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	2/59 Wilson St CHELTENHAM 3192	\$616,500	09/09/2023
2	7/1-3 Venice St MENTONE 3194	\$610,000	21/09/2023
3	4/2 Bellevue Rd CHELTENHAM 3192	\$585,000	21/06/2023

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:

26/10/2023 15:40



Property Type: Strata Unit/Flat
Agent Comments

Indicative Selling Price
\$580,000 - \$630,000
Median Unit Price
26/10/2022 - 25/10/2023: \$910,000

Comparable Properties



2/59 Wilson St CHELTENHAM 3192 (REI/VG)

Agent Comments



Price: \$616,500
Method: Auction Sale
Date: 09/09/2023
Property Type: Unit



7/1-3 Venice St MENTONE 3194 (REI)

Agent Comments



Price: \$610,000
Method: Sold Before Auction
Date: 21/09/2023
Property Type: Unit



4/2 Bellevue Rd CHELTENHAM 3192 (VG)

Agent Comments



Price: \$585,000
Method: Sale
Date: 21/06/2023
Property Type: Flat/Unit/Apartment (Res)

Account - Hodges | P: 03 9589 6077 | F: 03 9589 1597