

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

4/1 Keith Street, Beaumaris Vic 3193

Indicative selling price

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

Range between \$700,000

&

\$770,000

Median sale price

Median price \$1,010,000

Property Type Unit

Suburb Beaumaris

Period - From 31/01/2022

to

30/01/2023

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	4/25 Flinders St MENTONE 3194	\$775,000	08/10/2022
2	2/121 Weatherall Rd CHELTENHAM 3192	\$756,500	10/12/2022
3	2/30 Victor St BEAUMARIS 3193	\$730,000	21/09/2022

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:

31/01/2023 10:55



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

Indicative Selling Price
\$700,000 - \$770,000
Median Unit Price
31/01/2022 - 30/01/2023: \$1,010,000

Comparable Properties



4/25 Flinders St MENTONE 3194 (REI/VG)

Agent Comments



Price: \$775,000
Method: Auction Sale
Date: 08/10/2022
Property Type: Unit

2/121 Weatherall Rd CHELTENHAM 3192 (REI)

Agent Comments



Price: \$756,500
Method: Auction Sale
Date: 10/12/2022
Property Type: Unit
Land Size: 159 sqm approx



2/30 Victor St BEAUMARIS 3193 (REI)

Agent Comments



Price: \$730,000
Method: Private Sale
Date: 21/09/2022
Property Type: Unit