

# 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

1/26 Alfred Street, 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 \$1,290,000

&

\$1,390,000

### Median sale price

Median price \$1,448,500

Property Type Unit

Suburb Beaumaris

Period - From 01/01/2021

to 31/03/2021

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.

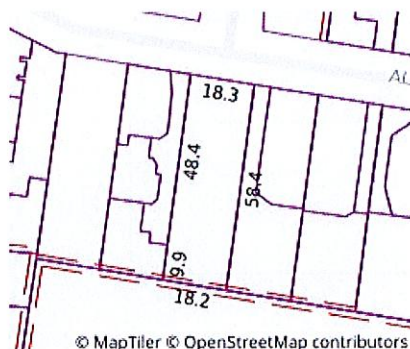
	Address of comparable property	Price	Date of sale
1	33a Church St BEAUMARIS 3193	\$1,365,000	19/02/2021
2	77 Morey Rd BEAUMARIS 3193	\$1,350,000	11/02/2021
3	65a Bonanza Rd BEAUMARIS 3193	\$1,320,000	23/12/2020

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:

01/06/2021 12:34



3   
 2   
 0

**Rooms:** 6  
**Property Type:** Unit  
**Agent Comments**

**Indicative Selling Price**  
 \$1,290,000 - \$1,390,000  
**Median Unit Price**  
 March quarter 2021: \$1,448,500

## Comparable Properties



33a Church St BEAUMARIS 3193 (REI/VG)

Agent Comments

4   
 3   
 2

**Price:** \$1,365,000  
**Method:** Sold Before Auction  
**Date:** 19/02/2021  
**Property Type:** House (Res)



77 Morey Rd BEAUMARIS 3193 (REI/VG)

Agent Comments

4   
 1   
 2

**Price:** \$1,350,000  
**Method:** Private Sale  
**Date:** 11/02/2021  
**Property Type:** House (Res)  
**Land Size:** 434 sqm approx



65a Bonanza Rd BEAUMARIS 3193 (REI/VG)

Agent Comments

2   
 2   
 1

**Price:** \$1,320,000  
**Method:** Private Sale  
**Date:** 23/12/2020  
**Property Type:** House