

## 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

5/34 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) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$580,000

&

\$630,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,100,000

Property type

Unit

Suburb

Beaumaris

Period-from

01 Apr 2020

to

31 Mar 2021

Source

Corelogic

### 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 6 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

2/35 Flinders Street Mentone VIC 3194	\$642,500	07-Dec-20
9/3-5 Spencer Street Mentone VIC 3194	\$611,000	20-Mar-21

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 6 months.

This Statement of Information was prepared on: 29 April 2021



**2/35 Flinders Street Mentone VIC 3194**

Sold Price

**\$642,500**

Sold Date **07-Dec-20**

 2  1  1

Distance **0.59km**



**9/3-5 Spencer Street Mentone VIC 3194**

Sold Price

<sup>RS</sup> **\$611,000**

Sold Date **20-Mar-21**

 2  1  1

Distance **0.93km**

**RS** = Recent sale      **UN** = Undisclosed Sale

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