

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 6/21 Gordon Street, Beaumaris Vic 3193

Indicative selling price

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

Single price \$520,000

Median sale price

Median price \$1,465,000

Property Type Unit

Suburb Beaumaris

Period - From 01/04/2024

to 30/06/2024

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	706/2-6 Railway Rd CHELTENHAM 3192	\$515,000	02/09/2024
2	110/81 Warrigal Rd MENTONE 3194	\$540,000	22/08/2024
3	109/15 Maude St CHELTENHAM 3192	\$528,000	30/07/2024

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:

09/10/2024 09:47



2 1 1

Property Type: Apartment
Agent Comments

Indicative Selling Price
\$520,000

Median Unit Price
June quarter 2024: \$1,465,000

Comparable Properties



706/2-6 Railway Rd CHELTENHAM 3192 (REI) **Agent Comments**

2 2 1

Price: \$515,000
Method: Private Sale
Date: 02/09/2024
Property Type: Unit



110/81 Warrigal Rd MENTONE 3194 (REI) **Agent Comments**

2 2 1

Price: \$540,000
Method: Private Sale
Date: 22/08/2024
Property Type: Unit



109/15 Maude St CHELTENHAM 3192 (REI) **Agent Comments**

2 2 1

Price: \$528,000
Method: Private Sale
Date: 30/07/2024
Property Type: Apartment

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