

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

6/5 Alfred Street, Beaumaris Vic 3193

Indicative selling price

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

Single price

\$680,000

Median sale price

Median price

\$910,000

Property Type

Unit

Suburb

Beaumaris

Period - From

09/12/2022

to

08/12/2023

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	7/15 Lilian Ct BEAUMARIS 3193	\$710,000	06/10/2023
2	7/8 Latrobe St MENTONE 3194	\$700,000	21/11/2023
3	4/42 Collins St MENTONE 3194	\$667,500	30/11/2023

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:

09/12/2023 14:04



Property Type: Strata Unit/Flat

Agent Comments

Indicative Selling Price

\$680,000

Median Unit Price

09/12/2022 - 08/12/2023: \$910,000

Comparable Properties



7/15 Lilian Ct BEAUMARIS 3193 (REI)

Agent Comments



Price: \$710,000

Method: Sold Before Auction

Date: 06/10/2023

Property Type: Unit

Land Size: 105 sqm approx



7/8 Latrobe St MENTONE 3194 (REI)

Agent Comments



Price: \$700,000

Method: Private Sale

Date: 21/11/2023

Property Type: Unit



4/42 Collins St MENTONE 3194 (REI)

Agent Comments



Price: \$667,500

Method: Private Sale

Date: 30/11/2023

Property Type: Unit

Account - Barry Plant | P: 03 9586 0500