# 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

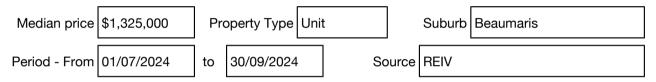
6/21 Gordon Street, Beaumaris Vic 3193

## Indicative selling price

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|                 |         | price see | consumer.vic.gov.au | / under guoting |

Single price \$520,000

#### Median sale price



## 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                              | 102/30 Garfield St CHELTENHAM 3192 | \$580,000 | 21/12/2024   |
| 2                              | 21/80 Balcombe Rd MENTONE 3194     | \$580,000 | 10/12/2024   |
| 3                              | 5/144 Collins St MENTONE 3194      | \$520,000 | 07/12/2024   |

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:

08/01/2025 14:31









**Property Type:** Apartment Agent Comments

Indicative Selling Price \$520,000 Median Unit Price September quarter 2024: \$1,325,000

# **Comparable Properties**



2 2 2 1 Price: \$580,000 Method: Auction Sale Date: 21/12/2024

102/30 Garfield St CHELTENHAM 3192 (REI)

21/80 Balcombe Rd MENTONE 3194 (REI) 2 2 2 1

Agent Comments

Agent Comments

Agent Comments

Method: Private Sale Date: 10/12/2024 Property Type: Apartment

Price: \$580,000

Property Type: Apartment



5/144 Collins St MENTONE 3194 (REI) 2 2 2 1 Price: \$520,000

Method: Private Sale Date: 07/12/2024 Property Type: Apartment

#### Account - Hodges | P: 03 95846500 | F: 03 95848216



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