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

2/62 East Concourse, Beaumaris Vic 3193

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting									
Range betweer	\$680,000		&		\$740,000				
Median sale price									
Median price	\$1,350,000	Pro	operty Type	Unit			Suburb	Beaumaris	
Period - From	07/01/2024	to	06/01/2025		So	urce	Property	/ Data	

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.

Ade	dress of comparable property	Price	Date of sale
1	3/10 Towers St BEAUMARIS 3193	\$720,000	09/12/2024
2	1/40-42 Charman Rd MENTONE 3194	\$720,000	21/09/2024
3	3/117 Cromer Rd BEAUMARIS 3193	\$695,000	12/08/2024

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:

07/01/2025 13:28







Property Type: Apartment Agent Comments

Ami Russell 03 9585 5667 0447 020 608 amirussell@jelliscraig.com.au

Indicative Selling Price \$680,000 - \$740,000 Median Unit Price 07/01/2024 - 06/01/2025: \$1,350,000

Comparable Properties



3/10 Towers St BEAUMARIS 3193 (REI)



Price: \$720,000 Method: Private Sale Date: 09/12/2024 Property Type: Unit

2

1/40-42 Charman Rd MENTONE 3194 (REI)

2

Agent Comments

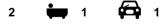
Agent Comments



Price: \$720,000 Method: Auction Sale Date: 21/09/2024 Property Type: Unit Land Size: 200 sqm approx



3/117 Cromer Rd BEAUMARIS 3193 (REI/VG)



Agent Comments

Price: \$695,000 Method: Private Sale Date: 12/08/2024 Property Type: Unit

Account - Jellis Craig



Propertydata

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