

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

1/19a Gordon Street, Beaumaris Vic 3193

Indicative selling price

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

Range between \$640,000 & \$680,000

Median sale price

Median price \$1,665,000 Property Type Unit Suburb Beaumaris

Period - From 01/10/2021 to 31/12/2021 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	9/21 Gordon St BEAUMARIS 3193	\$679,000	18/10/2021
2	3/19a Gordon St BEAUMARIS 3193	\$671,000	27/11/2021
3	1/5-7 Radcliff Av CHELTENHAM 3192	\$660,000	26/02/2022

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:

09/03/2022 13:50



2 1 1

Property Type: Unit
Agent Comments

Indicative Selling Price
\$640,000 - \$680,000
Median Unit Price
December quarter 2021: \$1,665,000

Comparable Properties



9/21 Gordon St BEAUMARIS 3193 (REI/VG)

Agent Comments

2 1 1

Price: \$679,000
Method: Private Sale
Date: 18/10/2021
Property Type: Townhouse (Single)



3/19a Gordon St BEAUMARIS 3193 (REI/VG)

Agent Comments

2 1 1

Price: \$671,000
Method: Auction Sale
Date: 27/11/2021
Property Type: Villa



1/5-7 Radcliff Av CHELTENHAM 3192 (REI)

Agent Comments

2 1 1

Price: \$660,000
Method: Auction Sale
Date: 26/02/2022
Property Type: Unit

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