

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

7/19a Gordon Street, Beaumaris Vic 3193

Indicative selling price

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

Range between \$650,000 & \$700,000

Median sale price

Median price \$1,225,000 Property Type Unit Suburb Beaumaris

Period - From 01/07/2022 to 30/09/2022 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	12/1 Coles Ct BEAUMARIS 3193	\$700,000	11/11/2022
2	6/11 Wilson St CHELTENHAM 3192	\$691,200	08/11/2022
3	6/9-11 Latrobe St CHELTENHAM 3192	\$655,000	10/12/2022

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:

12/12/2022 12:32



2 1 1

Property Type: Unit
Agent Comments

Indicative Selling Price
\$650,000 - \$700,000
Median Unit Price
September quarter 2022: \$1,225,000

Comparable Properties



12/1 Coles Ct BEAUMARIS 3193 (REI)

Agent Comments

2 1 1

Price: \$700,000
Method: Private Sale
Date: 11/11/2022
Property Type: Unit



6/11 Wilson St CHELTENHAM 3192 (REI)

Agent Comments

2 1 1

Price: \$691,200
Method: Sold Before Auction
Date: 08/11/2022
Property Type: Unit



6/9-11 Latrobe St CHELTENHAM 3192 (REI)

Agent Comments

2 1 1

Price: \$655,000
Method: Auction Sale
Date: 10/12/2022
Property Type: Unit

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