

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

2/1 Raymond Street, Beaumaris Vic 3193

Indicative selling price

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

Range between \$780,000 & \$830,000

Median sale price

Median price \$1,230,000 Property Type Unit Suburb Beaumaris

Period - From 01/01/2020 to 31/12/2020 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	7/59 Milan St MENTONE 3194	\$816,000	21/01/2021
2	1/105 Park Rd CHELTENHAM 3192	\$810,000	13/03/2021
3	1/8-10 Michael St BEAUMARIS 3193	\$798,000	08/11/2020

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:

16/03/2021 09:56



Property Type: Strata Unit/Flat

Agent Comments

Comparable Properties



7/59 Milan St MENTONE 3194 (REI)

Agent Comments



Price: \$816,000

Method: Private Sale

Date: 21/01/2021

Property Type: Unit

Land Size: 124 sqm approx



1/105 Park Rd CHELTENHAM 3192 (REI)

Agent Comments



Price: \$810,000

Method: Auction Sale

Date: 13/03/2021

Property Type: Unit



1/8-10 Michael St BEAUMARIS 3193 (REI/VG)

Agent Comments



Price: \$798,000

Method: Auction Sale

Date: 08/11/2020

Property Type: Villa