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	1/6 Keith Street, Beaumaris, VIC 3193

Indicative selling price

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

Single price		or range between	$780,000	&	$850,000

Median sale price

Median price	$ 1,315,000	Property type	Unit	Suburb	BEAUMARIS
Period - From	07/08/2023	to	06/08/2024	Source	core_logic

Comparable property sales

These are the three properties sold within two kilometres of the property of the sale in the last six months that the estate agent or agents representative considers to be most comparable to the property for sale

	Address of comparable property	Price	Date of sale
1	2/20 Collins Street Mentone Vic 3194	$865,000	2024-04-06
2	3/1 Keith Street Beaumaris Vic 3193	$810,000	2024-04-27
3	1/117 Cromer Road Beaumaris Vic 3193	$775,000	2024-06-15

This Statement of Information was prepared on: 07/08/2024

CONSUMER AFFAIRS VICTORIA