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	2/80 Oak Street, Beaumaris Vic 3193

Indicative selling price

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

Range between $1,200,000 & $1,250,000

Median sale price

Median price $1,465,000 Property Type Unit Suburb Beaumaris

Period - From 01/04/2024 to 30/06/2024 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	1/1 Mackenzie St CHELTENHAM 3192	$1,220,000	03/08/2024
2	2/35 Alfred St BEAUMARIS 3193	$1,240,000	03/08/2024
3	2/128-130 Charman Rd MENTONE 3194	$1,200,000	29/05/2024

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: 09/09/2024 16:47

2/80 Oak Street, Beaumaris Vic 3193



3 2 3

Property Type: Townhouse (Single)
Land Size: 407 sqm approx

Agent Comments

Indicative Selling Price
$1,200,000 - $1,250,000
Median Unit Price
June quarter 2024: $1,465,000

Comparable Properties



1/1 Mackenzie St CHELTENHAM 3192 (REI)

3 2 2

Price: $1,220,000
Method: Auction Sale
Date: 03/08/2024
Property Type: Townhouse (Res)
Land Size: 310 sqm approx

Agent Comments



2/35 Alfred St BEAUMARIS 3193 (REI)

3 2 2

Price: $1,240,000
Method: Auction Sale
Date: 03/08/2024
Property Type: Townhouse (Res)

Agent Comments



2/128-130 Charman Rd MENTONE 3194 (REI)

3 2 2

Price: $1,200,000
Method: Private Sale
Date: 29/05/2024
Property Type: Townhouse (Res)

Agent Comments

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

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