

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

1/41 TRAMWAY PARADE BEAUMARIS VIC 3193

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$900,000

&

\$990,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,242,500

Property type

Unit

Suburb

Beaumaris

Period-from

01 Dec 2021

to

30 Nov 2022

Source

Corelogic

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 6 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

1/18 SECOND STREET BLACK ROCK VIC 3193	\$1,070,000	29-Nov-22
9/405 BEACH ROAD BEAUMARIS VIC 3193	\$1,010,000	06-Dec-22
2/32 PACIFIC BOULEVARD BEAUMARIS VIC 3193	\$1,100,000	30-Aug-22

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 6 months.~~

This Statement of Information was prepared on: 21 December 2022

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1/18 SECOND STREET BLACK ROCK VIC 3193

2 1 1

Sold Price ^{RS} **\$1,070,000** ^{UN} Sold Date **29-Nov-22**

Distance **2.27km**



9/405 BEACH ROAD BEAUMARIS VIC 3193

2 1 1

Sold Price ^{RS} **\$1,010,000** ^{UN} Sold Date **06-Dec-22**

Distance **0.88km**



2/32 PACIFIC BOULEVARD BEAUMARIS VIC 3193

2 1 1

Sold Price **\$1,100,000** Sold Date **30-Aug-22**

Distance **0.89km**

RS = Recent sale **UN** = Undisclosed Sale

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