

STATEMENT OF INFORMATION

180 TRAMWAY PARADE, BEAUMARIS, VIC 3193

PREPARED BY ANDREW SOLOMON, MCGRATH SANDRINGHAM



STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



180 TRAMWAY PARADE, BEAUMARIS, VIC  4  3  2

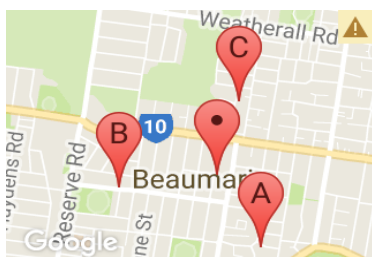
Indicative Selling Price

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

Price Range: \$1,650,000 to \$1,750,000

Provided by: Andrew Solomon, McGrath Sandringham

MEDIAN SALE PRICE



BEAUMARIS, VIC, 3193

Suburb Median Sale Price (House)

\$1,842,500

01 October 2017 to 31 December 2017

Provided by: 

COMPARABLE PROPERTIES

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.



2 CHATEAU GR, BEAUMARIS, VIC 3193

 3  1  2

Sale Price

\$1,700,000

Sale Date: 19/07/2017

Distance from Property: 594m



33 CLORIS AVE, BEAUMARIS, VIC 3193

 4  2  2

Sale Price

***\$1,740,000**

Sale Date: 19/08/2017

Distance from Property: 639m



30 MICHAEL ST, BEAUMARIS, VIC 3193

 4  2  2

Sale Price

***\$1,630,000**

Sale Date: 02/09/2017

Distance from Property: 548m



This report has been compiled on 09/01/2018 by McGrath Sandringham. Property Data Solutions Pty Ltd 2018 - www.pricefinder.com.au

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Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

180 TRAMWAY PARADE, BEAUMARIS, VIC 3193

Indicative selling price

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

Price Range:

\$1,650,000 to \$1,750,000

Median sale price

Median price

\$1,842,500

House

X

Unit

Suburb

BEAUMARIS

Period

01 October 2017 to 31 December 2017

Source



Comparable property sales

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
2 CHATEAU GR, BEAUMARIS, VIC 3193	\$1,700,000	19/07/2017
33 CLORIS AVE, BEAUMARIS, VIC 3193	*\$1,740,000	19/08/2017
30 MICHAEL ST, BEAUMARIS, VIC 3193	*\$1,630,000	02/09/2017