

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

42 Towers Street, Beaumaris Vic 3193

Indicative selling price

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

Range between \$1,150,000

&

\$1,250,000

Median sale price

Median price \$1,170,000

Property Type Unit

Suburb Beaumaris

Period - From 01/07/2018

to 30/06/2019

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	141 Tramway Pde BEAUMARIS 3193	\$1,250,000	29/04/2019
2	2/324 Balcombe Rd BEAUMARIS 3193	\$1,240,000	24/05/2019
3	3/270 Balcombe Rd BEAUMARIS 3193	\$1,132,500	27/07/2019

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:

15/10/2019 14:47



3 2 2

Property Type: Townhouse

Agent Comments

Comparable Properties



141 Tramway Pde BEAUMARIS 3193 (REI/VG)

Agent Comments

3 2 2

Price: \$1,250,000

Method: Private Sale

Date: 29/04/2019

Property Type: Townhouse (Single)

Land Size: 315 sqm approx



2/324 Balcombe Rd BEAUMARIS 3193 (REI/VG)

Agent Comments

4 2 3

Price: \$1,240,000

Method: Sold Before Auction

Date: 24/05/2019

Property Type: House

Land Size: 397 sqm approx



3/270 Balcombe Rd BEAUMARIS 3193 (REI)

Agent Comments

3 2 1

Price: \$1,132,500

Method: Auction Sale

Date: 27/07/2019

Property Type: Townhouse (Res)