

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

1/200 Tramway Parade, Beaumaris Vic 3193

Indicative selling price

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

Single price \$1,200,000

Median sale price

Median price \$1,125,000

Property Type Unit

Suburb Beaumaris

Period - From 20/05/2020

to 19/05/2021

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.

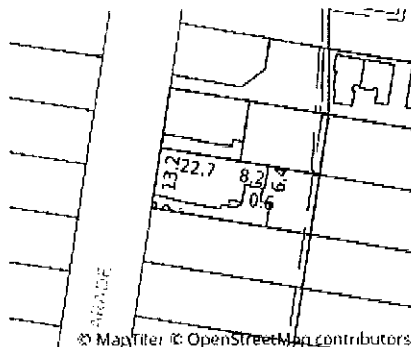
	Address of comparable property	Price	Date of sale
1	30 Church St BEAUMARIS 3193	\$1,300,000	23/11/2020
2	1a Wallace Cr BEAUMARIS 3193	\$1,260,000	30/01/2021
3	38 Mary St BEAUMARIS 3193	\$1,250,000	01/03/2021

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:

20/05/2021 14:44



Property Type:
Agent Comments

Indicative Selling Price
\$1,200,000

Median Unit Price
20/05/2020 - 19/05/2021: \$1,125,000

Comparable Properties



30 Church St BEAUMARIS 3193 (REI/VG)

Agent Comments



Price: \$1,300,000
Method: Private Sale
Date: 23/11/2020
Property Type: House
Land Size: 466 sqm approx



1a Wallace Cr BEAUMARIS 3193 (REI)

Agent Comments



Price: \$1,260,000
Method: Auction Sale
Date: 30/01/2021
Property Type: Townhouse (Res)



38 Mary St BEAUMARIS 3193 (VG)

Agent Comments



Price: \$1,250,000
Method: Sale
Date: 01/03/2021
Property Type: House (Res)
Land Size: 413 sqm approx