

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

188 Tramway Parade, Beaumaris Vic 3193

Indicative selling price

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

Range between \$1,250,000 & \$1,350,000

Median sale price

Median price \$1,592,500 House X Unit Suburb Beaumaris

Period - From 01/10/2018 to 31/12/2018 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	26 Michael St BEAUMARIS 3193	\$1,265,000	04/09/2018
2	146 Charman Rd MENTONE 3194	\$1,250,000	04/10/2018
3	12 Latrobe St MENTONE 3194	\$1,250,000	25/08/2018

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.



Rooms:
Property Type:
Land Size: Approx 684 sqm approx
Agent Comments

Indicative Selling Price
\$1,250,000 - \$1,350,000
Median House Price
December quarter 2018: \$1,592,500

Comparable Properties



26 Michael St BEAUMARIS 3193 (REI/VG)

Agent Comments



Price: \$1,265,000
Method: Private Sale
Date: 04/09/2018
Rooms: -
Property Type: House
Land Size: 605 sqm approx



146 Charman Rd MENTONE 3194 (REI/VG)

Agent Comments



Price: \$1,250,000
Method: Sold Before Auction
Date: 04/10/2018
Rooms: -
Property Type: House (Res)
Land Size: 697 sqm approx



12 Latrobe St MENTONE 3194 (REI/VG)

Agent Comments



Price: \$1,250,000
Method: Auction Sale
Date: 25/08/2018
Rooms: -
Property Type: House (Res)
Land Size: 772 sqm approx