

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

	188 Tramway Parade, Beaumaris Vic 3193
Including suburb and	
postcode	

Indicative selling price

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

&	\$1,350,000
	&

Median sale price

Median price	\$1,592,500	Hou	ıse 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.

Ad	dress 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

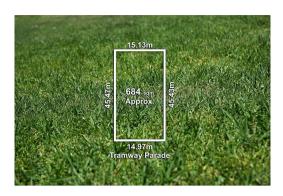
B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.





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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)

-







Price: \$1,265,000 **Method:** Private Sale **Date:** 04/09/2018

Rooms: -

Property Type: House Land Size: 605 sgm approx Agent Comments



146 Charman Rd MENTONE 3194 (REI/VG)

-3







Price: \$1,250,000

Method: Sold Before Auction

Date: 04/10/2018

Rooms: -

Property Type: House (Res) **Land Size:** 697 sqm approx

Agent Comments



12 Latrobe St MENTONE 3194 (REI/VG)

=3



€ 2

Price: \$1,250,000 **Method:** Auction Sale **Date:** 25/08/2018

Rooms: -

Property Type: House (Res) **Land Size:** 772 sqm approx

Agent Comments

Account - Nick Johnstone Real Estate | P: 03 9553 8300 | F: 03 9553 8400



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