

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

155 Tramway Parade Beaumaris VIC 3193

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

\$1,850,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,600,000

Property type

House

Suburb

Beaumaris

Period-from

01 Jun 2019

to

31 May 2020

Source

Corelogic

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 6 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

5A Powys Drive Beaumaris VIC 3193	-	24-Dec-19
5B Powys Drive Beaumaris VIC 3193	\$2,150,000	29-Nov-19
23A Cromer Road Beaumaris VIC 3193	-	20-Feb-20

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 6 months.~~

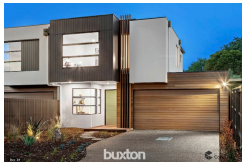
This Statement of Information was prepared on: 09 June 2020


5A Powys Drive Beaumaris VIC 3193

3 2 2

Sold Price

 - Sold Date **24-Dec-19**

 Distance **0.31km**

5B Powys Drive Beaumaris VIC 3193

3 3 2

Sold Price

\$2,150,000

 Sold Date **29-Nov-19**

 Distance **0.32km**

23A Cromer Road Beaumaris VIC 3193

4 3 2

Sold Price

 - Sold Date **20-Feb-20**

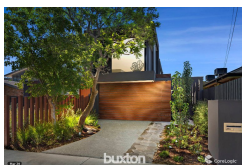
 Distance **0.45km**

16B Agnes Street Beaumaris VIC 3193

4 3 2

Sold Price

 Sold Date **14-Sep-19**

 Distance **0.78km**

29B Anita Street Beaumaris VIC 3193

4 3 2

Sold Price

 Sold Date **25-Mar-20**

 Distance **0.92km**

1/5B Dalgetty Road Beaumaris VIC 3193

4 3 3

Sold Price

\$2,140,000

 Sold Date **30-Mar-17**

 Distance **1.33km**

RS = Recent sale

UN = Undisclosed Sale

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