

# 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

163 Tramway Parade, Beaumaris Vic 3193

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$1,700,000

&

\$1,870,000

### Median sale price

Median price \$1,565,000

Property Type House

Suburb Beaumaris

Period - From 16/09/2018

to

15/09/2019

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	28 Bonanza Rd BEAUMARIS 3193	\$2,000,000	05/06/2019
2	45 Wells Rd BEAUMARIS 3193	\$1,890,000	07/09/2019
3	5 Kerr St BEAUMARIS 3193	\$1,760,000	05/04/2019

**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:

16/09/2019 12:29



 3    2    2

**Property Type:** House

Agent Comments

**Indicative Selling Price**

\$1,700,000 - \$1,870,000

**Median House Price**

16/09/2018 - 15/09/2019: \$1,565,000

## Comparable Properties



**28 Bonanza Rd BEAUMARIS 3193 (REI/VG)**

Agent Comments

 3    2    2

**Price:** \$2,000,000

**Method:** Private Sale

**Date:** 05/06/2019

**Property Type:** House (Res)

**Land Size:** 557 sqm approx



**45 Wells Rd BEAUMARIS 3193 (REI)**

Agent Comments

 4    2    1

**Price:** \$1,890,000

**Method:** Auction Sale

**Date:** 07/09/2019

**Property Type:** House (Res)

**Land Size:** 588 sqm approx

**5 Kerr St BEAUMARIS 3193 (VG)**

Agent Comments

 3    -    -

**Price:** \$1,760,000

**Method:** Sale

**Date:** 05/04/2019

**Property Type:** House (Res)

**Land Size:** 442 sqm approx