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									
Range betwee	\$1,700,000		&		\$1,870,000				
Median sale p	rice								
Median price	\$1,565,000	Pro	operty Type	Hou	se		Suburb	Beaumaris	
Period - From	16/09/2018	to	15/09/2019		So	urce	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.

Add	dress 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









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)



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)

1 4 **1** 2 **1** 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

Agent Comments

Agent Comments

Price: \$1,760,000 Method: Sale Date: 05/04/2019 Property Type: House (Res) Land Size: 442 sqm approx

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The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.