

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

57a Tramway Parade, Beaumaris Vic 3193

Indicative selling price

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

Single Price

\$1,800,000

Median sale price

Median price

\$1,667,000

House

X

Unit

Suburb

Beaumaris

Period - From

01/01/2018

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	4b Mariemont Av BEAUMARIS 3193	\$1,850,000	19/09/2018
2	3/4 Reserve Rd BEAUMARIS 3193	\$1,710,000	09/02/2019
3	13a Comport St BEAUMARIS 3193	\$1,710,000	16/09/2018

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:

Agent Comments

Comparable Properties



4b Mariemont Av BEAUMARIS 3193 (REI/VG)

Agent Comments



Price: \$1,850,000

Method: Private Sale

Date: 19/09/2018

Rooms: -

Property Type: Townhouse (Single)

Land Size: 335 sqm approx



3/4 Reserve Rd BEAUMARIS 3193 (REI)

Agent Comments



Price: \$1,710,000

Method: Auction Sale

Date: 09/02/2019

Rooms: -

Property Type: Townhouse (Res)



13a Comport St BEAUMARIS 3193 (REI)

Agent Comments



Price: \$1,710,000

Method: Auction Sale

Date: 16/09/2018

Rooms: 8

Property Type: Townhouse (Res)

Land Size: 298 sqm approx