

Stephen Tickell 03 9521 9800 0418 177 565 stickell@hockingstuart.com.au

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

| Property offered for sa |
|-------------------------|
|-------------------------|

| Address | 57a Tramway Parade, Beaumaris Vic 3193 |
|----------------------|--|
| Including suburb and | |
| postcode | |
| | |
| | |

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 | Hou | use 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.

| Ad | dress 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.





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> Indicative Selling Price \$1,800,000 Median House Price

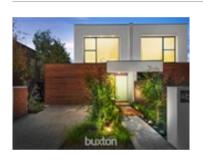
Year ending December 2018: \$1,667,000





Agent Comments

Comparable Properties



4b Mariemont Av BEAUMARIS 3193 (REI/VG)

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)

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Price: \$1,710,000 **Method:** Auction Sale **Date:** 09/02/2019

Rooms: -

Property Type: Townhouse (Res)

Agent Comments

Agent Comments



13a Comport St BEAUMARIS 3193 (REI)

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Price: \$1,710,000 **Method:** Auction Sale **Date:** 16/09/2018

Rooms: 8

Property Type: Townhouse (Res) **Land Size:** 298 sqm approx

Agent Comments

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