

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

38 Tramway Parade, Beaumaris Vic 3193

Indicative selling price

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

Single price

\$2,995,000

Median sale price

Median price

\$2,000,000

Property Type

House

Suburb

Beaumaris

Period - From

01/07/2023

to

30/06/2024

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	73 Reserve Rd BEAUMARIS 3193	\$3,100,000	29/04/2024
2	21 Glenwood Av BEAUMARIS 3193	\$3,057,500	01/06/2024
3	59 Scott St BEAUMARIS 3193	\$2,900,000	01/03/2024

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:

17/07/2024 15:53

38 Tramway Parade, Beaumaris Vic 3193

NICK JOHNSTONE
your personal agent

Bert Geraerts

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Indicative Selling Price

\$2,995,000

Median House Price

Year ending June 2024: \$2,000,000



 4  3  3

Property Type: House (Res)

Agent Comments

Comparable Properties



73 Reserve Rd BEAUMARIS 3193 (REI/VG)

Agent Comments

 4  2  2

Price: \$3,100,000

Method: Private Sale

Date: 29/04/2024

Property Type: House

Land Size: 781 sqm approx



21 Glenwood Av BEAUMARIS 3193 (REI)

Agent Comments

 5  3  2

Price: \$3,057,500

Method: Auction Sale

Date: 01/06/2024

Property Type: House (Res)

Land Size: 772 sqm approx



59 Scott St BEAUMARIS 3193 (REI)

Agent Comments

 5  3  2

Price: \$2,900,000

Method: Sold Before Auction

Date: 01/03/2024

Property Type: House (Res)

Land Size: 624 sqm approx

Account - Nick Johnstone | P: 03 9553 8300 | F: 03 9553 8400



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