

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

3/122 Tramway Parade, Beaumaris Vic 3193

Indicative selling price

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

Range between \$1,100,000

&

\$1,210,000

Median sale price

Median price \$1,235,000

Property Type Unit

Suburb Beaumaris

Period - From 01/04/2019

to 31/03/2020

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	1a Clyve Av MENTONE 3194	\$1,250,000	23/03/2020
2	1/28 Church St BEAUMARIS 3193	\$1,230,000	26/05/2020
3	107b Collins St MENTONE 3194	\$1,111,000	26/03/2020

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:

02/07/2020 09:04



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Property Type: Unit
Land Size: 239.281 sqm approx
Agent Comments

Indicative Selling Price
\$1,100,000 - \$1,210,000
Median Unit Price
Year ending March 2020: \$1,235,000

Comparable Properties



1a Clyve Av MENTONE 3194 (REI)

Agent Comments

3 2 2

Price: \$1,250,000
Method: Private Sale
Date: 23/03/2020
Property Type: Townhouse (Single)



1/28 Church St BEAUMARIS 3193 (REI)

Agent Comments

3 2 2

Price: \$1,230,000
Method: Private Sale
Date: 26/05/2020
Property Type: Townhouse (Res)
Land Size: 363 sqm approx

107b Collins St MENTONE 3194 (REI)

Agent Comments

3 2 2

Price: \$1,111,000
Method: Sold Before Auction
Date: 26/03/2020
Property Type: Townhouse (Res)