

## 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 140 Tramway Parade, Beaumaris Vic 3193

#### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$1,900,000 & \$2,090,000

#### Median sale price

Median price \$1,705,000 House X Unit Suburb Beaumaris

Period - From 01/07/2017 to 30/06/2018 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	13 Hastings Av BEAUMARIS 3193	\$2,070,000	15/06/2018
2	4 Stawell St BEAUMARIS 3193	\$2,044,000	21/05/2018
3	38 Anita St BEAUMARIS 3193	\$1,825,000	01/06/2018

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.



4 3 2

**Rooms:**

**Property Type:** House (Res)

**Land Size:** 711 sqm approx

Agent Comments

## Comparable Properties



**13 Hastings Av BEAUMARIS 3193 (REI/VG)**

Agent Comments

4 2 2

**Price:** \$2,070,000

**Method:** Private Sale

**Date:** 15/06/2018

**Rooms:** -

**Property Type:** House

**Land Size:** 620 sqm approx



**4 Stawell St BEAUMARIS 3193 (REI)**

Agent Comments

4 2 2

**Price:** \$2,044,000

**Method:** Private Sale

**Date:** 21/05/2018

**Rooms:** 5

**Property Type:** House (Res)



**38 Anita St BEAUMARIS 3193 (REI)**

Agent Comments

4 2 2

**Price:** \$1,825,000

**Method:** Sold Before Auction

**Date:** 01/06/2018

**Rooms:** -

**Property Type:** Townhouse (Res)