

# 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

172 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 \$1,400,000 & \$1,500,000

### Median sale price

Median price \$1,825,000 Property Type House Suburb Beaumaris

Period - From 01/07/2019 to 30/09/2019 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	139 Pellatt St BEAUMARIS 3193	\$1,490,000	21/09/2019
2	18 Sunset Av BEAUMARIS 3193	\$1,420,000	24/06/2019
3	8 Mcnaught St BEAUMARIS 3193	\$1,400,000	31/07/2019

**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:

04/11/2019 12:01



3   2   3

**Property Type:** House

**Land Size:** 689 sqm approx

**Agent Comments**

## Comparable Properties



**139 Pellatt St BEAUMARIS 3193 (REI)**

**Agent Comments**

3   2   4

**Price:** \$1,490,000

**Method:** Auction Sale

**Date:** 21/09/2019

**Property Type:** House (Res)



**18 Sunset Av BEAUMARIS 3193 (REI/VG)**

**Agent Comments**

3   2   2

**Price:** \$1,420,000

**Method:** Private Sale

**Date:** 24/06/2019

**Property Type:** House

**Land Size:** 665 sqm approx



**8 Mcnaught St BEAUMARIS 3193 (VG)**

**Agent Comments**

3   -   -

**Price:** \$1,400,000

**Method:** Sale

**Date:** 31/07/2019

**Property Type:** House (Res)

**Land Size:** 695 sqm approx