

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

165-167 Tramway Parade, Beaumaris Vic 3193

Indicative selling price

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

Range between \$2,700,000 & \$2,850,000

Median sale price

Median price \$1,666,000 Property Type House Suburb Beaumaris

Period - From 01/10/2019 to 31/12/2019 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	4 Rennison St BEAUMARIS 3193	\$2,800,000	29/02/2020
2			
3			

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:

07/04/2020 17:56



5 2 2

Property Type: House (Res)

Agent Comments

Indicative Selling Price

\$2,700,000 - \$2,850,000

Median House Price

December quarter 2019: \$1,666,000

Comparable Properties



4 Rennison St BEAUMARIS 3193 (REI)

Agent Comments

5 3 2

Price: \$2,800,000

Method: Auction Sale

Date: 29/02/2020

Property Type: House (Res)

Land Size: 813.39 sqm approx

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.