

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

161 Tramway Parade, Beaumaris

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single price

or range between

\$1,650,000

&

\$1,780,000

Median sale price

Median price

*

Property type

Townhouse

Suburb

Beaumaris

Period - From

to

Source

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	4b Bayview Road, BEAUMARIS 3193	\$ 1,765,000	10/12/2019
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: 04/03/2020 12:44 PM

"This advice does not form part of this Statement of Information * Important advice about the Median sale price: when this Statement of Information was prepared, publicly available information providing median sale prices of residential property in the suburb or locality in which the property offered for sale is situated, and our sales records (if any), does not provide a median sale price that meets the requirements of section 47AF (2) (b) of the Estate Agents Act 1980. "

161 Tramway Parade, Beaumaris Vic 3193



Michael Cooney

9589 6077

0418 325 052

mcooney@hodges.com.au

Indicative Selling Price

\$1,650,000 - \$1,780,000

No median price available



4 2.5 2

Property Type: Townhouse (Res)

Land Size: 396 sqm approx

Agent Comments

Comparable Properties



4b Bayview Rd BEAUMARIS 3193 (REIVG)

Agent Comments

4 3 3

Price: \$1,765,000

Method: Private Sale

Date: 10/12/2019

Property Type: Townhouse (Single)

Land Size: 362 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.

Account - Hodges | P: 03 9589 6077 | F: 03 9589 1597



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.