

STATEMENT OF INFORMATION

163 TRAMWAY PARADE, BEAUMARIS, VIC

PREPARED BY JASON YU, IHOMES REAL ESTATE, OFFICE PHONE: 03 98997888



STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



163 TRAMWAY PARADE, BEAUMARIS, VIC  3  2  2

Indicative Selling Price

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

Price Range: \$1,850,000 to \$2,000,000

Provided by: Reception , iHomes Real Estate

MEDIAN SALE PRICE



BEAUMARIS, VIC, 3193

Suburb Median Sale Price (House)

\$1,700,000

01 April 2018 to 30 June 2018

Provided by: 

COMPARABLE PROPERTIES

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.



24 ANITA ST, BEAUMARIS, VIC 3193

 3  1  2

Sale Price

\$1,700,000

Sale Date: 06/04/2018

Distance from Property: 1km



3 SCOTT ST, BEAUMARIS, VIC 3193

 3  2  4

Sale Price

\$1,889,000

Sale Date: 21/03/2018

Distance from Property: 920m



180 TRAMWAY PDE, BEAUMARIS, VIC 3193

 3  3  4

Sale Price

\$1,880,000

Sale Date: 03/03/2018

Distance from Property: 160m



This report has been compiled on 31/07/2018 by iHomes Real Estate. Property Data Solutions Pty Ltd 2018 - www.pricefinder.com.au

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17 SCOTT ST, BEAUMARIS, VIC 3193

 5  2  3

Sale Price

****\$2,165,000**

Sale Date: 02/06/2018

Distance from Property: 815m



Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

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Indicative selling price

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Price Range: \$1,850,000 to \$2,000,000

Median sale price

Median price \$1,700,000

House

Unit

Suburb

BEAUMARIS

Period 01 April 2018 to 30 June 2018

Source

pricfinder

Comparable property sales

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
24 ANITA ST, BEAUMARIS, VIC 3193	\$1,700,000	06/04/2018
3 SCOTT ST, BEAUMARIS, VIC 3193	\$1,889,000	21/03/2018
180 TRAMWAY PDE, BEAUMARIS, VIC 3193	\$1,880,000	03/03/2018
17 SCOTT ST, BEAUMARIS, VIC 3193	**\$2,165,000	02/06/2018