





#### STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



# 163 TRAMWAY PARADE, BEAUMARIS, VIC 🕮 3 🕒 2 😓 2

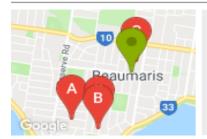
#### **Indicative Selling Price**

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: **pricefinder** 

#### **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







**Sale Price** 

\$1,700,000

Sale Date: 06/04/2018

Distance from Property: 1km





## 3 SCOTT ST, BEAUMARIS, VIC 3193







**Sale Price** 

\$1,889,000

Sale Date: 21/03/2018

Distance from Property: 920m





# 180 TRAMWAY PDE, BEAUMARIS, VIC 3193







Sale Price

\$1,880,000

Sale Date: 03/03/2018

Distance from Property: 160m







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	163 TRAMWAY PARADE, BEAUMARIS, VIC
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## Indicative selling price

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

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

## Median sale price

Median price	\$1,700,000	House	Х	Unit	Suburb	BEAUMARIS
Period	01 April 2018 to 30 June 2018		Source	p	pricefinder	

### 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