

STATEMENT OF INFORMATION

3/44 TRAMWAY PARADE, BEAUMARIS, VIC 3193

PREPARED BY ANDREW SOLOMON, BELLE PROPERTY SANDRINGHAM



STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980

Health and Wellbeing at Private Inspections

First and foremost, the health of our valued clients and our staff, is of our utmost priority. To ensure your wellbeing at our private inspections, we kindly ask you to follow these safety measures:

- A maximum of 2 people including the agent enter any property.
- Minimum social distance of 2.0m and 1m when indoors.
- Please wear your hand hygiene surfaces (ie. hand sanitiser) at all times.
- Please ensure you are wearing a face covering at all times.

The wearing of face mask/coverings in public is mandatory in the Greater Melbourne area from Thursday 25th of July. All attendees and agents are required to wear a face mask at property inspections at all times.

We ask that you please refrain from entering a property if you:

- are showing any flu-like symptoms, or have been in contact with someone who is unwell,
- have been in contact with someone who has been diagnosed with or exposed to COVID-19,
- have returned from overseas in the last 14 days,
- have been in direct contact with a known person who has travelled interstate or overseas.

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3/44 TRAMWAY PARADE, BEAUMARIS,

3 2 2

Indicative Selling Price

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

Price Range: \$1,495,000 to \$1,595,000

Provided by: Andrew Solomon, Belle Property Sandringham

MEDIAN SALE PRICE



BEAUMARIS, VIC, 3193

Suburb Median Sale Price (Unit)

\$1,257,500

01 January 2023 to 31 December 2023

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.



2A WILKINS AVE, BEAUMARIS, VIC 3193

3 2 2

Sale Price

\$1,440,000

Sale Date: 26/10/2023

Distance from Property: 1.8km



7 WOFF ST, BEAUMARIS, VIC 3193

3 2 2

Sale Price

***\$1,610,000**

Sale Date: 16/03/2024

Distance from Property: 2km



35 GLENWOOD AVE, BEAUMARIS, VIC 3193

3 2 2

Sale Price

\$1,553,785

Sale Date: 22/10/2023

Distance from Property: 1km



This report has been compiled on 21/03/2024 by Belle Property Sandringham. Property Data Solutions Pty Ltd 2024 - www.pricefinder.com.au

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Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Instructions: The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.

The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of the *Estate Agents Act 1980*.

The estate agent or agent's representative engaged to sell the property is required to prepare this Statement of Information. It must be used when **a single residential property located in the Melbourne metropolitan area** is being offered for sale. The Determination setting out the local government areas that comprise the Melbourne metropolitan area is published on the Consumer Affairs Victoria website at **consumer.vic.gov.au/underquoting**. The indicative selling price in this Statement of Information may be expressed as a single price, or as a price range with the difference between the upper and lower amounts not more than 10% of the lower amount.

This Statement of Information must be provided to a prospective buyer within two business days of a request and displayed at any open for inspection for the property for sale.

It is recommended that the address of the property being offered for sale be checked at services.land.vic.gov.au/landchannel/content/addressSearch before being entered in this Statement of Information.

Property offered for sale

Address
Including suburb and
postcode

3/44 TRAMWAY PARADE, BEAUMARIS, VIC 3193

Indicative selling price

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

Price Range:

\$1,495,000 to \$1,595,000

Median sale price

Median price

\$1,257,500

Property type

Unit

Suburb

BEAUMARIS

Period

01 January 2023 to 31 December 2023

Source



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

| | | |
|--------------------------------------|--------------|------------|
| 2A WILKINS AVE, BEAUMARIS, VIC 3193 | \$1,440,000 | 26/10/2023 |
| 7 WOFF ST, BEAUMARIS, VIC 3193 | *\$1,610,000 | 16/03/2024 |
| 35 GLENWOOD AVE, BEAUMARIS, VIC 3193 | \$1,553,785 | 22/10/2023 |

This Statement of Information was prepared on:

21/03/2024