

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 58 Tramway Parade, Beaumaris Vic 3193

Indicative selling price

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

Range between \$1,900,000 & \$2,050,000

Median sale price

Median price \$2,100,000 Property Type House Suburb Beaumaris

Period - From 01/04/2023 to 30/06/2023 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	35 Reserve Rd BEAUMARIS 3193	\$2,025,000	03/04/2023
2	20 Mary St BEAUMARIS 3193	\$2,010,000	17/06/2023
3	4 Valmont Av BEAUMARIS 3193	\$2,007,000	17/06/2023

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: 23/08/2023 10:33



Rooms: 6

Property Type: House (Res)

Land Size: 522 sqm approx

Agent Comments

Comparable Properties



35 Reserve Rd BEAUMARIS 3193 (REI/VG)

Agent Comments



Price: \$2,025,000

Method: Private Sale

Date: 03/04/2023

Property Type: House

Land Size: 763 sqm approx



20 Mary St BEAUMARIS 3193 (REI)

Agent Comments



Price: \$2,010,000

Method: Auction Sale

Date: 17/06/2023

Property Type: House (Res)

Land Size: 699 sqm approx



4 Valmont Av BEAUMARIS 3193 (REI)

Agent Comments



Price: \$2,007,000

Method: Auction Sale

Date: 17/06/2023

Property Type: House (Res)

Land Size: 726 sqm approx