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

38 Tramway Parade, Beaumaris Vic 3193

Indicative selling price

| For the meaning | of this price see | cons | sumer.vic.go | v.au | I/underquot | ting | | |
|-----------------|-------------------|------|--------------|------|-------------|-------|--------|-----------|
| Range betweer | \$2,950,000 | | & | | \$3,050,000 | | | |
| Median sale p | rice | | | | | | | |
| Median price | \$2,095,000 | Pro | operty Type | Ηοι | ise | | Suburb | Beaumaris |
| Period - From | 01/04/2023 | to | 31/03/2024 | | So | ource | 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.

| Add | dress of comparable property | Price | Date of sale |
|-----|-------------------------------|-------------|--------------|
| 1 | 21 Glenwood Av BEAUMARIS 3193 | \$3,057,500 | 01/06/2024 |
| 2 | 4 Reid St BEAUMARIS 3193 | \$2,905,000 | 09/03/2024 |
| 3 | 59 Scott St BEAUMARIS 3193 | \$2,900,000 | 01/03/2024 |

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:

13/06/2024 16:54



NICK JOHNSTONE our personal agent

Bert Geraerts 03 9553 8300 0418 514 090 bert@nickjohnstone.com.au



Property Type: House Agent Comments

Indicative Selling Price \$2,850,000 - \$2,950,000 **Median House Price** Year ending March 2024: \$2,095,000

Comparable Properties



Price: \$3,057,500 Method: Auction Sale Date: 01/06/2024 Property Type: House (Res) Land Size: 772 sqm approx

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4 Reid St BEAUMARIS 3193 (REI/VG)

21 Glenwood Av BEAUMARIS 3193 (REI)

3



Price: \$2,905,000 Method: Auction Sale Date: 09/03/2024 Property Type: House (Res) Land Size: 400 sqm approx



59 Scott St BEAUMARIS 3193 (REI) **2**



Price: \$2,900,000 Method: Sold Before Auction Date: 01/03/2024 Property Type: House (Res)

Land Size: 624 sqm approx

Agent Comments

Agent Comments

Agent Comments

Account - Nick Johnstone | P: 03 9553 8300 | F: 03 9553 8400



propertydata

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