

# 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 [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$2,950,000 & \$3,050,000

### Median sale price

Median price \$2,095,000 Property Type House Suburb Beaumaris

Period - From 01/04/2023 to 31/03/2024 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	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



 4    3    3

**Property Type:** House

Agent Comments

## Comparable Properties



**21 Glenwood Av BEAUMARIS 3193 (REI)**

Agent Comments

 5    3    2

**Price:** \$3,057,500

**Method:** Auction Sale

**Date:** 01/06/2024

**Property Type:** House (Res)

**Land Size:** 772 sqm approx



**4 Reid St BEAUMARIS 3193 (REI/VG)**

Agent Comments

 3    2    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)**

Agent Comments

 5    3    2

**Price:** \$2,900,000

**Method:** Sold Before Auction

**Date:** 01/03/2024

**Property Type:** House (Res)

**Land Size:** 624 sqm approx