## 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

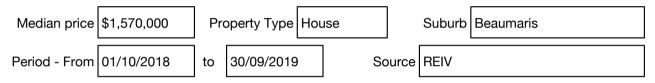
124 Tramway Parade, Beaumaris Vic 3193

### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting	-or	the meaning	) of this	price see	consumer.vic.gov.a	u/underquoting	
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Single price \$1,490,000

#### Median sale price



#### 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 sixmonths that the estate agent or agent's representative considers to be most comparable to the property for sale.

Ade	dress of comparable property	Price	Date of sale
1	7 Dalgetty Rd BEAUMARIS 3193	\$1,530,000	08/06/2019
2	9 Comport St BEAUMARIS 3193	\$1,460,000	01/11/2019
3			

OR

**B**<sup>\*</sup> 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:

03/12/2019 12:11







**Property Type:** Townhouse (Res) Agent Comments Indicative Selling Price \$1,490,000 Median House Price Year ending September 2019: \$1,570,000

# **Comparable Properties**



7 Dalgetty Rd BEAUMARIS 3193 (REI/VG)



Price: \$1,530,000 Method: Private Sale Date: 08/06/2019 Rooms: 6 Property Type: Townhouse (Res) Agent Comments



9 Comport St BEAUMARIS 3193 (REI)

Agent Comments



Price: \$1,460,000 Method: Private Sale Date: 01/11/2019 Property Type: Townhouse (Res)

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.

#### Account - Marshall White | P: 03 9822 9999 | F: 03 9824 4897



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.