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

178 Tramway Parade, Beaumaris Vic 3193

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au	/underquot	ing		
Range betwee	\$1,800,000		&		\$1,980,000			
Median sale p	rice							
Median price	\$2,000,000	Pro	operty Type	Hou	se		Suburb	Beaumaris
Period - From	01/07/2023	to	30/06/2024		So	urce	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	12 Raymond St BEAUMARIS 3193	\$1,981,000	07/09/2024
2	3 Oakley St BEAUMARIS 3193	\$1,999,999	18/05/2024
3	20 Coreen Av BEAUMARIS 3193	\$1,990,000	24/04/2024

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:

02/10/2024 13:33



178 Tramway Parade, Beaumaris Vic 3193



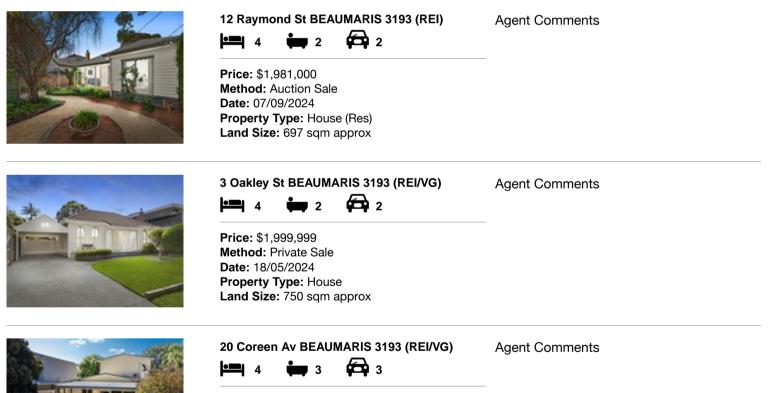




Rooms: 5 Property Type: House Land Size: 688.67 sqm approx Agent Comments Nick Sinclair 9598 1111 0422 217 788 nsinclair@hodges.com.au

Indicative Selling Price \$1,800,000 - \$1,980,000 Median House Price Year ending June 2024: \$2,000,000

Comparable Properties



Price: \$1,990,000 Method: Sold Before Auction Date: 24/04/2024 Property Type: House (Res) Land Size: 589 sqm approx

Account - Hodges | P: 03 9598 1111 | F: 03 9598 5598



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