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<br>Including suburb and postcode | 67 Tramway Parade, Beaumaris Vic 3193 |

## Indicative selling price

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

Range between $2,500,000 & $2,700,000

## Median sale price

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

Period - From 01/07/2023 to 30/06/2024 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 | 10 Oak St BEAUMARIS 3193 | $2,575,000 | 24/08/2024 |
| 2 | 11 Folkestone Cr BEAUMARIS 3193 | $2,675,000 | 26/07/2024 |
| 3 | 25 Dalgetty Rd BEAUMARIS 3193 | $2,512,000 | 04/04/2024 |

**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: 26/09/2024 17:25

# 67 Tramway Parade, Beaumaris Vic 3193



4 - 

**Rooms:** 8
**Property Type:** House
**Land Size:** 851.581 sqm approx

Agent Comments

**Indicative Selling Price**
$2,500,000 - $2,700,000
**Median House Price**
Year ending June 2024: $2,000,000

## Comparable Properties



**10 Oak St BEAUMARIS 3193 (REI)**

5 3 4

**Price:** $2,575,000
**Method:** Auction Sale
**Date:** 24/08/2024
**Property Type:** House (Res)
**Land Size:** 672 sqm approx

Agent Comments



**11 Folkestone Cr BEAUMARIS 3193 (REI)**

5 3 2

**Price:** $2,675,000
**Method:** Sold Before Auction
**Date:** 26/07/2024
**Property Type:** House (Res)
**Land Size:** 608 sqm approx

Agent Comments



**25 Dalgetty Rd BEAUMARIS 3193 (REI/VG)**

4 3 2

**Price:** $2,512,000
**Method:** Private Sale
**Date:** 04/04/2024
**Property Type:** House
**Land Size:** 792 sqm approx

Agent Comments

**Account** - Hodges | P: 03 9589 6077 | F: 03 9589 1597

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