

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

50 Cromer Road, Beaumaris Vic 3193

Indicative selling price

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

Range between \$1,600,000 & \$1,700,000

Median sale price

Median price \$2,105,000 Property Type House Suburb Beaumaris

Period - From 01/10/2023 to 31/12/2023 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	56 Tramway Pde BEAUMARIS 3193	\$1,676,000	02/12/2023
2	96 Wells Rd BEAUMARIS 3193	\$1,670,000	02/12/2023
3	36 Folkestone Cr BEAUMARIS 3193	\$1,650,000	09/10/2023

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: 19/01/2024 15:17



4
 2
 2

Property Type: House (Previously Occupied - Detached)

Land Size: 596 sqm approx

[Agent Comments](#)

Indicative Selling Price

\$1,600,000 - \$1,700,000

Median House Price

December quarter 2023: \$2,105,000

Comparable Properties



56 Tramway Pde BEAUMARIS 3193 (REI)

[Agent Comments](#)

3
 2
 2

Price: \$1,676,000

Method: Auction Sale

Date: 02/12/2023

Property Type: House (Res)

Land Size: 580 sqm approx



96 Wells Rd BEAUMARIS 3193 (REI)

[Agent Comments](#)

4
 2
 2

Price: \$1,670,000

Method: Auction Sale

Date: 02/12/2023

Property Type: House (Res)

Land Size: 536 sqm approx



36 Folkestone Cr BEAUMARIS 3193 (REI/VG)

[Agent Comments](#)

3
 1
 2

Price: \$1,650,000

Method: Private Sale

Date: 09/10/2023

Property Type: House

Land Size: 646 sqm approx

Account - Hodges | P: 03 95846500 | F: 03 95848216