

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

33 WELLS ROAD BEAUMARIS VIC 3193

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$1,850,000

&

\$1,950,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,999,999

Property type

House

Suburb

Beaumaris

Period-from

01 Nov 2023

to

31 Oct 2024

Source

Corelogic

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 6 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

178 TRAMWAY PARADE BEAUMARIS VIC 3193	1930000	26-Oct-24
187 BALCOMBE ROAD BEAUMARIS VIC 3193	1890000	11-May-24
10 HAYWOOD STREET BEAUMARIS VIC 3193	1887000	05-Sep-24

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 6 months.~~

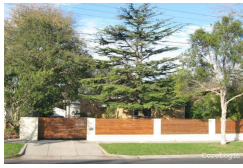
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**178 TRAMWAY PARADE
BEAUMARIS VIC 3193**

3 2 2

Sold Price ^{RS} **1930000** Sold Date **26-Oct-24**

Distance **0.44km**



**187 BALCOMBE ROAD BEAUMARIS
VIC 3193**

4 2 2

Sold Price **1890000** Sold Date **11-May-24**

Distance **0.26km**



**10 HAYWOOD STREET BEAUMARIS
VIC 3193**

4 2 2

Sold Price ^{RS} **1887000** ^{UN} Sold Date **05-Sep-24**

Distance **0.62km**

RS = Recent sale

UN = Undisclosed Sale

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