

# 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

2/29 Cromer Road, Beaumaris Vic 3193

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$1,390,000

&

\$1,490,000

### Median sale price

Median price \$1,265,000

Property Type Unit

Suburb Beaumaris

Period - From 01/10/2020

to 31/12/2020

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	9b Llewellyn St BEAUMARIS 3193	\$1,472,000	26/02/2021
2	5a Gramatan Av BEAUMARIS 3193	\$1,420,000	20/02/2021
3			

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:

16/03/2021 15:10

Stephen Tickell

03 9521 9800

0418 177 565

stephen.tickell@belleproperty.com

**Indicative Selling Price**

\$1,390,000 - \$1,490,000

**Median Unit Price**

December quarter 2020: \$1,265,000



3 2.5 2

**Property Type:** Townhouse

Agent Comments

## Comparable Properties



**9b Llewellyn St BEAUMARIS 3193 (REI)**

Agent Comments

3 2 2

**Price:** \$1,472,000

**Method:** Auction Sale

**Date:** 26/02/2021

**Property Type:** Townhouse (Res)



**5a Gramatan Av BEAUMARIS 3193 (REI)**

Agent Comments

4 3 2

**Price:** \$1,420,000

**Method:** Sold Before Auction

**Date:** 20/02/2021

**Property Type:** Townhouse (Res)

**Land Size:** 338 sqm approx

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.