

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

61 Cromer Road, Beaumaris Vic 3193

Indicative selling price

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

Range between \$1,450,000

&

\$1,530,000

Median sale price

Median price \$1,690,000

House

X

Unit

Suburb Beaumaris

Period - From 01/01/2017

to

31/12/2017

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	46 Haldane St BEAUMARIS 3193	\$1,580,000	28/10/2017
2	92 Haydens Rd BEAUMARIS 3193	\$1,500,000	07/10/2017
3	11 Sunset Av BEAUMARIS 3193	\$1,500,000	28/10/2017

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.



3 1 2

Rooms:
Property Type: House
Agent Comments

Indicative Selling Price
\$1,450,000 - \$1,530,000
Median House Price
Year ending December 2017: \$1,690,000

Comparable Properties



46 Haldane St BEAUMARIS 3193 (REI)

Agent Comments

4 2 2

Price: \$1,580,000
Method: Auction Sale
Date: 28/10/2017
Rooms: 6
Property Type: House (Res)
Land Size: 652 sqm approx

92 Haydens Rd BEAUMARIS 3193 (REI)

Agent Comments

3 2 2

Price: \$1,500,000
Method: Auction Sale
Date: 07/10/2017
Rooms: -
Property Type: House (Res)
Land Size: 687 sqm approx



11 Sunset Av BEAUMARIS 3193 (REI)

Agent Comments

3 2 2

Price: \$1,500,000
Method: Auction Sale
Date: 28/10/2017
Rooms: -
Property Type: House (Res)