

# 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

42 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 \$1,650,000

&

\$1,750,000

### Median sale price

Median price \$2,007,000

Property Type House

Suburb Beaumaris

Period - From 01/07/2022

to

30/06/2023

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	6 Powys Dr BEAUMARIS 3193	\$1,825,000	15/07/2023
2	27 Florence St MENTONE 3194	\$1,695,000	23/09/2023
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:

12/10/2023 12:00



**Property Type:**  
**Agent Comments**

**Indicative Selling Price**  
\$1,650,000 - \$1,750,000  
**Median House Price**  
Year ending June 2023: \$2,007,000

## Comparable Properties



**6 Powys Dr BEAUMARIS 3193 (REI)**

**Agent Comments**



**Price:** \$1,825,000  
**Method:** Auction Sale  
**Date:** 15/07/2023  
**Property Type:** House (Res)  
**Land Size:** 634 sqm approx



**27 Florence St MENTONE 3194 (REI)**

**Agent Comments**



**Price:** \$1,695,000  
**Method:** Auction Sale  
**Date:** 23/09/2023  
**Property Type:** House (Res)  
**Land Size:** 676 sqm approx



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

**Agent Comments**



**Price:** \$1,650,000  
**Method:** Private Sale  
**Date:** 09/10/2023  
**Property Type:** House  
**Land Size:** 646 sqm approx

**Account - Nick Johnstone** | P: 03 9553 8300 | F: 03 9553 8400