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	cons	sumer.vic.go	v.au/	<i>underquot</i>	ing		
Range betweer	\$1,650,000		&		\$1,750,000			
Median sale p	rice							
Median price	\$2,007,000	Pro	operty Type	Hous	se		Suburb	Beaumaris
Period - From	01/07/2022	to	30/06/2023		So	urce	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.

Ade	dress 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 2 3 1

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



propertydata

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