

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

3/117 Cromer Road, Beaumaris Vic 3193

Indicative selling price

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

Single price

\$695,000

Median sale price

Median price

\$837,500

Property Type

Unit

Suburb

Beaumaris

Period - From

20/07/2023

to

19/07/2024

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	2/145 Park Rd CHELTENHAM 3192	\$690,000	23/03/2024
2			
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:

20/07/2024 15:27



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Property Type: Unit
Agent Comments

Indicative Selling Price
\$695,000

Median Unit Price
20/07/2023 - 19/07/2024: \$837,500

Comparable Properties



2/145 Park Rd CHELTENHAM 3192 (REI/VG)

Agent Comments

2 1 1

Price: \$690,000
Method: Private Sale
Date: 23/03/2024
Property Type: Unit

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.