

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

73 Cromer Road, Beaumaris Vic 3193

Indicative selling price

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

Range between \$1,600,000

&

\$1,760,000

Median sale price

Median price \$1,690,000

House

X

Unit

Suburb Beaumaris

Period - From 01/04/2017

to

30/06/2017

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	2 Coral Av BEAUMARIS 3193	\$2,492,000	25/03/2017
2	23 Cromer Rd BEAUMARIS 3193	\$2,000,000	20/05/2017
3	69 Cromer Rd BEAUMARIS 3193	\$1,510,000	05/08/2017

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.



Rooms:

Property Type: House (Previously Occupied - Detached)

Land Size: 401 sqm approx

Agent Comments

Comparable Properties



2 Coral Av BEAUMARIS 3193 (REI/VG)

Agent Comments



Price: \$2,492,000

Method: Auction Sale

Date: 25/03/2017

Rooms: -

Property Type: House (Res)

Land Size: 795 sqm approx



23 Cromer Rd BEAUMARIS 3193 (REI)

Agent Comments



Price: \$2,000,000

Method: Auction Sale

Date: 20/05/2017

Rooms: -

Property Type: House (Res)

Land Size: 498 sqm approx



69 Cromer Rd BEAUMARIS 3193 (REI)

Agent Comments



Price: \$1,510,000

Method: Auction Sale

Date: 05/08/2017

Rooms: 5

Property Type: House

Land Size: 394 sqm approx