

## 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

16 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)

Price

\$1,950,000

#### 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	12 Stawell St BEAUMARIS 3193	\$2,082,000	17/02/2018
2	1 Page St BEAUMARIS 3193	\$1,950,000	22/02/2018
3	33 Spicer St BEAUMARIS 3193	\$1,925,000	13/09/2017

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.



A residence of quality and elegance, this 5 bedroom/study, 2.5 bathroom home entertains with its 2 entertaining zones (marble OFP), timeless stone kitchen, landscaped gardens with fully tiled pool and a double auto garage. Footsteps to beach.

## Comparable Properties



### 12 Stawell St BEAUMARIS 3193 (REI)

4 2 2

**Price:** \$2,082,000

**Date:** 17/02/2018

**Property Type:** House (Res)

**Land Size:** 650 sqm approx



### 1 Page St BEAUMARIS 3193 (REI)

4 2 2

**Price:** \$1,950,000

**Date:** 22/02/2018

**Property Type:** House (Res)

**Land Size:** 695 sqm approx



### 33 Spicer St BEAUMARIS 3193 (REI/VG)

5 3 2

**Price:** \$1,925,000

**Date:** 13/09/2017

**Property Type:** House (Res)

**Land Size:** 650 sqm approx