

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

2/106 Cromer Road Beaumaris VIC 3193

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$600,000

&

\$650,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$913,500

Property type

Unit

Suburb

Beaumaris

Period-from

01 Feb 2019

to

31 Jan 2020

Source

Corelogic

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 6 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

4/8 Michael Street Beaumaris VIC 3193	\$680,000	06-Nov-19
5/31 Alfred Street Beaumaris VIC 3193	\$630,000	19-Aug-19
7/24 Patty Street Mentone VIC 3194	\$652,000	17-Aug-19

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 6 months.~~

This Statement of Information was prepared on: 11 February 2020

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4/8 Michael Street Beaumaris VIC 3193

Sold Price

\$680,000

Sold Date

06-Nov-19

 2

 1

 1

Distance

0.21km



5/31 Alfred Street Beaumaris VIC 3193

Sold Price

\$630,000

Sold Date

19-Aug-19

 2

 1

 1

Distance

0.67km



7/24 Patty Street Mentone VIC 3194

Sold Price

\$652,000

Sold Date

17-Aug-19

 2

 1

 1

Distance

0.97km

RS = Recent sale

UN = Undisclosed Sale

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