## 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

1/43 Cromer Road, Beaumaris Vic 3193

#### Indicative selling price

| For the meaning | of this price see | cons | sumer.vic.go | v.au/ | underquot   | ing  |          |           |
|-----------------|-------------------|------|--------------|-------|-------------|------|----------|-----------|
| Range betwee    | \$1,300,000       |      | &            |       | \$1,400,000 |      |          |           |
| Median sale p   | rice              |      |              |       |             |      |          |           |
| Median price    | \$890,000         | Pro  | operty Type  | Unit  |             |      | Suburb   | Beaumaris |
| Period - From   | 15/04/2024        | to   | 14/04/2025   |       | So          | urce | Property | / Data    |

#### 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.

| Add | dress of comparable property     | Price       | Date of sale |
|-----|----------------------------------|-------------|--------------|
| 1   | 4/434 Balcombe Rd BEAUMARIS 3193 | \$1,175,000 | 25/03/2025   |
| 2   | 1/4 Kerr St BEAUMARIS 3193       | \$1,300,000 | 27/02/2025   |
| 3   | 77a Reserve Rd BEAUMARIS 3193    | \$1,335,000 | 25/01/2025   |

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.

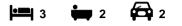
This Statement of Information was prepared on:

15/04/2025 09:54









**Property Type:** Townhouse (Res) **Land Size:** 308 sqm approx Agent Comments Indicative Selling Price \$1,300,000 - \$1,400,000 Median Unit Price 15/04/2024 - 14/04/2025: \$890,000

# **Comparable Properties**



Price: \$1,175,000 Method: Private Sale Date: 25/03/2025 Property Type: Unit

3

1/4 Kerr St BEAUMARIS 3193 (VG)



Price: \$1,300,000 Method: Sale Date: 27/02/2025 Property Type: Flat/Unit/Apartment (Res)

4/434 Balcombe Rd BEAUMARIS 3193 (REI)

2

**2** 2

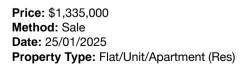
Agent Comments

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#### Account - Hodges



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