

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

76 Cromer Road, Beaumaris Vic 3193

Indicative selling price

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

Range between \$1,625,000 & \$1,725,000

Median sale price

Median price \$1,870,000 Property Type House Suburb Beaumaris

Period - From 01/04/2024 to 30/06/2024 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	91 Charman Rd BEAUMARIS 3193	\$1,685,000	21/06/2024
2	308 Balcombe Rd BEAUMARIS 3193	\$1,675,000	29/05/2024
3	15 Folkestone Cr BEAUMARIS 3193	\$1,720,000	16/04/2024

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:

25/07/2024 10:54



 3
  2
  2

Property Type: House
Land Size: 609 sqm approx
 Agent Comments

Indicative Selling Price
 \$1,625,000 - \$1,725,000
Median House Price
 June quarter 2024: \$1,870,000

Comparable Properties



91 Charman Rd BEAUMARIS 3193 (REI)

Agent Comments

 4
  2
  2

Price: \$1,685,000
Method: Private Sale
Date: 21/06/2024
Property Type: House
Land Size: 553 sqm approx



308 Balcombe Rd BEAUMARIS 3193 (REI)

Agent Comments

 3
  1
  4

Price: \$1,675,000
Method: Private Sale
Date: 29/05/2024
Property Type: House (Res)
Land Size: 710 sqm approx



15 Folkestone Cr BEAUMARIS 3193 (REI)

Agent Comments

 3
  2
  2

Price: \$1,720,000
Method: Private Sale
Date: 16/04/2024
Property Type: House

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