

# 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

1/117 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)

Range between \$650,000 & \$700,000

### Median sale price

Median price \$855,000 Property Type Unit Suburb Beaumaris

Period - From 10/05/2023 to 09/05/2024 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	2/22 Patty St MENTONE 3194	\$680,000	20/03/2024
2	8/15 Lilian Ct BEAUMARIS 3193	\$675,000	17/12/2023
3			

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: 10/05/2024 13:56



**Property Type:** Retirement Village  
Individual Flat/Unit  
Agent Comments

**Indicative Selling Price**  
\$650,000 - \$700,000  
**Median Unit Price**  
10/05/2023 - 09/05/2024: \$855,000

## Comparable Properties



**2/22 Patty St MENTONE 3194 (REI/VG)**

Agent Comments



**Price:** \$680,000  
**Method:** Private Sale  
**Date:** 20/03/2024  
**Property Type:** Unit



**8/15 Lilian Ct BEAUMARIS 3193 (REI/VG)**

Agent Comments



**Price:** \$675,000  
**Method:** Private Sale  
**Date:** 17/12/2023  
**Property Type:** Unit  
**Land Size:** 135 sqm approx

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.

**Account - Hodges** | P: 03 9589 6077 | F: 03 9589 1597