

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 3/117 Cromer Road, Beaumaris Vic 3193

Indicative selling price

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

Range between \$680,000 & \$740,000

Median sale price

Median price \$1,325,000 Property Type Unit Suburb Beaumaris

Period - From 01/01/2024 to 31/03/2024 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 | 3/125 Park Rd CHELTENHAM 3192 | \$735,000 | 18/05/2024 |
| 2 | 3/33 Alfred St BEAUMARIS 3193 | \$720,000 | 27/04/2024 |
| 3 | 2/42-44 Bourke St MENTONE 3194 | \$716,000 | 01/06/2024 |

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: 04/06/2024 15:10



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Property Type: Unit
Agent Comments

Indicative Selling Price
\$680,000 - \$740,000
Median Unit Price
March quarter 2024: \$1,325,000

Comparable Properties



3/125 Park Rd CHELTENHAM 3192 (REI)

Agent Comments

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Price: \$735,000
Method: Auction Sale
Date: 18/05/2024
Property Type: Unit
Land Size: 142.61 sqm approx



3/33 Alfred St BEAUMARIS 3193 (REI/VG)

Agent Comments

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Price: \$720,000
Method: Auction Sale
Date: 27/04/2024
Property Type: Unit



2/42-44 Bourke St MENTONE 3194 (REI)

Agent Comments

2 1 1

Price: \$716,000
Method: Auction Sale
Date: 01/06/2024
Property Type: Unit

Account - Hodges | P: 03 95846500 | F: 03 95848216