



Rooms:

Property Type: House (Previously Occupied - Detached)

Land Size: 773 sqm

Agent Comments

Comparable Properties



17 Cromer Rd BEAUMARIS 3193 (REI)

Agent Comments



Price: \$2,184,000

Method: Auction Sale

Date: 18/03/2017

Rooms: -

Property Type: House

Land Size: 897 sqm



7 Cloris Av BEAUMARIS 3193 (REI)

Agent Comments



Price: \$1,910,000

Method: Sold Before Auction

Date: 23/01/2017

Rooms: 15

Property Type: House



63 Haldane St BEAUMARIS 3193 (REI)

Agent Comments



Price: \$1,670,000

Method: Auction Sale

Date: 25/03/2017

Rooms: 11

Property Type: House (Res)

Land Size: 625 sqm

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

Indicative selling price

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

Range between &

Median sale price

Median price House Suburb

Period - From to Source

Comparable property sales

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
17 Cromer Rd BEAUMARIS 3193	\$2,184,000	18/03/2017
7 Cloris Av BEAUMARIS 3193	\$1,910,000	23/01/2017
63 Haldane St BEAUMARIS 3193	\$1,670,000	25/03/2017