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

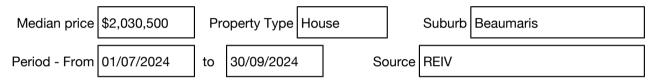
82 Haldane Street, Beaumaris Vic 3193

Indicative selling price

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Single price \$1,860,000

Median sale price



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.

Ado	dress of comparable property	Price	Date of sale
1	18 White St BEAUMARIS 3193	\$1,850,000	19/10/2024
2	10 Haywood St BEAUMARIS 3193	\$1,887,000	04/09/2024
3	51 Scott St BEAUMARIS 3193	\$1,860,000	06/06/2024

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:

30/10/2024 12:07









Property Type: House (Res) **Land Size:** 627 sqm approx Agent Comments Indicative Selling Price \$1,860,000 Median House Price September quarter 2024: \$2,030,500

Comparable Properties



18 White St BEAUMARIS 3193 (REI)

10 Haywood St BEAUMARIS 3193 (REI)

2 2



Price: \$1,850,000 Method: Auction Sale Date: 19/10/2024 Property Type: House (Res) Agent Comments

Agent Comments



Price: \$1,887,000 Method: Sold Before Auction Date: 04/09/2024 Property Type: House (Res) Land Size: 646 sqm approx



51 Scott St BEAUMARIS 3193 (REI/VG)



Agent Comments

Price: \$1,860,000 Method: Private Sale Date: 06/06/2024 Property Type: House (Res) Land Size: 644 sqm approx

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



propertydata

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