Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb and postcode

Address 82 Haldane Street, Beaumaris Vic 3193

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting									
Range betwee	\$1,690,000		&		\$1,790,000				
Median sale price									
Median price	\$1,870,000	Pro	operty Type	Hous	se		Suburb	Beaumaris	
Period - From	01/04/2024	to	30/06/2024		So	urce	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.

Ade	dress of comparable property	Price	Date of sale
1	25 Rosemary Rd BEAUMARIS 3193	\$1,760,000	22/08/2024
2	86 Haydens Rd BEAUMARIS 3193	\$1,730,000	01/06/2024
3	15 Biarritz Av BEAUMARIS 3193	\$1,690,000	28/05/2024

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:

01/10/2024 16:38





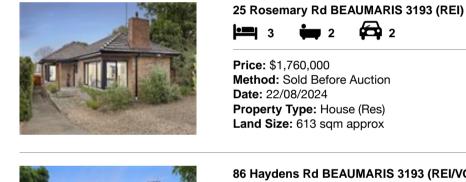




Property Type: House (Res) Land Size: 627 sqm approx Agent Comments

Indicative Selling Price \$1,690,000 - \$1,790,000 Median House Price June guarter 2024: \$1,870,000

Comparable Properties



Method: Sold Before Auction Property Type: House (Res) Land Size: 613 sqm approx

86 Haydens Rd BEAUMARIS 3193 (REI/VG)





Price: \$1,730,000 Method: Private Sale Date: 01/06/2024 Property Type: House (Res) Land Size: 698 sqm approx

15 Biarritz Av BEAUMARIS 3193 (VG)



Agent Comments

Agent Comments

Agent Comments

Price: \$1,690,000 Method: Sale Date: 28/05/2024 Property Type: Development Site (Res) Land Size: 769 sqm approx

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



propertydata

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