# 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

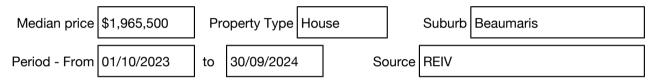
68 Haydens Road, Beaumaris Vic 3193

## Indicative selling price

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Single price \$2,600,000

### 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.

Address of comparable property		Price	Date of sale
1	16 Haywood St BEAUMARIS 3193	\$2,450,000	08/07/2024
2	76 Stanley St BLACK ROCK 3193	\$2,370,000	12/06/2024
3	35 Haydens Rd BEAUMARIS 3193	\$2,400,000	25/05/2024

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:

19/10/2024 08:39









**Property Type:** House **Land Size:** 632 sqm approx Agent Comments Indicative Selling Price \$2,600,000 Median House Price Year ending September 2024: \$1,965,500

# **Comparable Properties**



#### Account - Nick Johnstone | P: 03 9553 8300 | F: 03 9553 8400

propertydata



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