

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

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

Single price \$2,600,000

Median sale price

Median price \$1,965,500

Property Type House

Suburb Beaumaris

Period - From 01/10/2023

to 30/09/2024

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	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



 4  2  2

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

16 Haywood St BEAUMARIS 3193 (REI)

Agent Comments

 4  2  3

Price: \$2,450,000
Method:
Date: 08/07/2024
Property Type: House

76 Stanley St BLACK ROCK 3193 (REI)

Agent Comments

 4  2  3

Price: \$2,370,000
Method:
Date: 12/06/2024
Property Type: House

35 Haydens Rd BEAUMARIS 3193 (REI)

Agent Comments

 4  2  2

Price: \$2,400,000
Method:
Date: 25/05/2024
Property Type: House

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