

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

8 Haydens Road, Beaumaris Vic 3193

Indicative selling price

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

Range between \$2,650,000 & \$2,750,000

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	11 Folkestone Cr BEAUMARIS 3193	\$2,675,000	26/07/2024
2	5 Iona St BLACK ROCK 3193	\$2,690,000	21/07/2024
3			

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:

23/10/2024 11:06

Fran Harkin

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Indicative Selling Price

\$2,650,000 - \$2,750,000

Median House Price

Year ending September 2024: \$1,965,500



3 2.5 2

Property Type: House

Land Size: 766 sqm approx

Agent Comments

Comparable Properties



11 Folkestone Cr BEAUMARIS 3193 (REI)

Agent Comments

5 3 2

Price: \$2,675,000

Method: Sold Before Auction

Date: 26/07/2024

Property Type: House (Res)

Land Size: 608 sqm approx



5 Iona St BLACK ROCK 3193 (VG)

Agent Comments

5 - -

Price: \$2,690,000

Method: Sale

Date: 21/07/2024

Property Type: House (Res)

Land Size: 646 sqm approx

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.

Account - Belle Property Sandringham | P: 03 9521 9800 | F: 03 9521 9840