

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

24 Haydens Road, Beaumaris Vic 3193

Indicative selling price

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

Range between \$2,900,000 & \$3,150,000

Median sale price

Median price \$2,030,500 Property Type House Suburb Beaumaris

Period - From 01/07/2024 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	50 Dalgetty Rd BEAUMARIS 3193	\$3,200,000	18/09/2024
2	17 Summerhill Rd BEAUMARIS 3193	\$3,260,000	06/07/2024
3	21 Glenwood Av BEAUMARIS 3193	\$3,057,500	01/06/2024

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:

15/10/2024 16:24



 4  3  6

Property Type: House

Agent Comments

Comparable Properties



50 Dalgetty Rd BEAUMARIS 3193 (REI)

Agent Comments

 5  3  4

Price: \$3,200,000

Method: Private Sale

Date: 18/09/2024

Property Type: House

Land Size: 635 sqm approx



17 Summerhill Rd BEAUMARIS 3193 (REI)

Agent Comments

 5  4  2

Price: \$3,260,000

Method: Private Sale

Date: 06/07/2024

Property Type: House (Res)

Land Size: 668 sqm approx



21 Glenwood Av BEAUMARIS 3193 (REI/VG)

Agent Comments

 5  3  2

Price: \$3,057,500

Method: Auction Sale

Date: 01/06/2024

Property Type: House (Res)

Land Size: 772 sqm approx