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

9 Haydens Road, Beaumaris Vic 3193

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au	/underquot	ing		
Range betweer	\$1,850,000		&		\$1,950,000			
Median sale p	rice							
Median price	\$2,000,000	Pro	operty Type	Hou	se		Suburb	Beaumaris
Period - From	01/07/2023	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.

Add	dress of comparable property	Price	Date of sale
1	7 Balcombe Park La BEAUMARIS 3193	\$1,910,000	19/07/2024
2	51 Scott St BEAUMARIS 3193	\$1,860,000	06/06/2024
3	13 Grandview Av BEAUMARIS 3193	\$1,880,000	29/03/2024

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:

16/09/2024 12:51









Property Type: House (Previously Occupied - Detached) Land Size: 690 sqm approx Agent Comments

Indicative Selling Price \$1,850,000 - \$1,950,000 Median House Price Year ending June 2024: \$2,000,000

Comparable Properties



Price: \$1,910,000

2

7 Balcombe Park La BEAUMARIS 3193 (REI)

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Method: Private Sale Date: 19/07/2024 Property Type: House

5



Price: \$1,860,000 Method: Private Sale Date: 06/06/2024 Property Type: House (Res) Land Size: 644 sqm approx



13 Grandview Av BEAUMARIS 3193 (REI/VG)



2

Agent Comments

Agent Comments

Agent Comments

Price: \$1,880,000 Method: Private Sale Date: 29/03/2024 Property Type: House (Res) Land Size: 700 sqm approx

Account - Hodges | P: 03 9589 6077 | F: 03 9589 1597



propertydata

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