

# 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 [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$1,850,000 & \$1,950,000

### Median sale price

Median price \$2,000,000 Property Type House Suburb Beaumaris

Period - From 01/07/2023 to 30/06/2024 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	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



**7 Balcombe Park La BEAUMARIS 3193 (REI)**

[Agent Comments](#)



**Price:** \$1,910,000

**Method:** Private Sale

**Date:** 19/07/2024

**Property Type:** House



**51 Scott St BEAUMARIS 3193 (REI/VG)**

[Agent Comments](#)



**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)**

[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