Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Address	9 Wellington Avenue, Beaumaris Vic 3193	
Including suburb and		
1 1		

Address	9 Wellington Avenue, Beaumaris Vic 3193
Including suburb and	
postcode	

Indicative selling price

Property offered for sale

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

Range between \$1,990,000	&	\$2,185,000
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Median sale price

Median price	\$2,030,500	Pro	perty 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 sixmonths that the estate agent or agent's representative considers to be most comparable to the property for sale.

Ad	dress of comparable property	Price	Date of sale
1	9 Haydens Rd BEAUMARIS 3193	\$2,020,000	12/10/2024
2			
3			

OR

В* 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:	15/11/2024 09:03





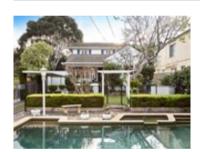




Property Type: House Land Size: 645 sqm approx **Agent Comments**

Indicative Selling Price \$1,990,000 - \$2,185,000 **Median House Price** September quarter 2024: \$2,030,500

Comparable Properties



9 Haydens Rd BEAUMARIS 3193 (REI)







Agent Comments

Price: \$2,020,000 Method: Auction Sale Date: 12/10/2024

Property Type: House (Res) Land Size: 689 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



