## 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	29 Dalgetty Road, Beaumaris Vic 3193
Including suburb and	
postcode	
posicode	

### Indicative selling price

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

Range between \$2,000,000	&	\$2,100,000
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### Median sale price

Median price	\$1,940,000	Pro	perty Type	House		Suburb	Beaumaris
Period - From	07/10/2023	to	06/10/2024		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

Add	dress of comparable property	Price	Date of sale
1	13 Folkestone Cr BEAUMARIS 3193	\$2,080,000	28/08/2024
2	88 Dalgetty Rd BEAUMARIS 3193	\$2,250,000	23/08/2024
3	37 Hardinge St BEAUMARIS 3193	\$2,138,000	07/08/2024

#### OR

**B**\* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	07/10/2024 08:45













Rooms: 5

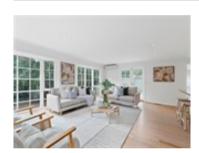
Property Type: House

Land Size: 775.654 sqm approx

Agent Comments

**Indicative Selling Price** \$2,000,000 - \$2,100,000 **Median House Price** 07/10/2023 - 06/10/2024: \$1,940,000

# Comparable Properties



13 Folkestone Cr BEAUMARIS 3193 (REI)





Price: \$2,080,000 Method: Private Sale Date: 28/08/2024

Property Type: House (Res) Land Size: 828 sqm approx **Agent Comments** 



88 Dalgetty Rd BEAUMARIS 3193 (REI)







Price: \$2,250,000 Method: Private Sale Date: 23/08/2024 Property Type: House Land Size: 646 sqm approx **Agent Comments** 



37 Hardinge St BEAUMARIS 3193 (REI/VG)





Price: \$2,138,000

Method: Private Sale Date: 07/08/2024 Property Type: House Land Size: 784 sqm approx **Agent Comments** 

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