

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

29 Dalgetty Road, Beaumaris Vic 3193

Indicative selling price

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

Range between \$2,000,000 & \$2,100,000

Median sale price

Median price \$1,940,000 Property 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	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 comparable properties 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)

Agent Comments



Price: \$2,080,000
Method: Private Sale
Date: 28/08/2024
Property Type: House (Res)
Land Size: 828 sqm approx



88 Dalgetty Rd BEAUMARIS 3193 (REI)

Agent Comments



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



37 Hardinge St BEAUMARIS 3193 (REI/VG)

Agent Comments



Price: \$2,138,000
Method: Private Sale
Date: 07/08/2024
Property Type: House
Land Size: 784 sqm approx

Account - Buxton | P: 03 9592 8000