

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

75-77 Haydens Road, Beaumaris Vic 3193

Indicative selling price

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

Range between

\$2,500,000

&

\$2,650,000

Median sale price

Median price

\$1,863,500

Property Type

House

Suburb

Beaumaris

Period - From

01/01/2021

to

31/03/2021

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	19 Wattle Av BEAUMARIS 3193	\$2,515,000	26/05/2021
2	24 Mariemont Av BEAUMARIS 3193	\$2,525,000	15/05/2021
3	24 Arranmore Av BLACK ROCK 3193	\$2,600,000	05/02/2021

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:

30/06/2021 15:34

75-77 Haydens Road, Beaumaris Vic 3193

Ryan Castles
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3 3 2

Property Type: House
Land Size: 1226 sqm approx
Agent Comments

Indicative Selling Price

\$2,500,000 - \$2,650,000

Median House Price

March quarter 2021: \$1,863,500

Comparable Properties



19 Wattle Av BEAUMARIS 3193 (REI)

Agent Comments

4 3 4

Price: \$2,515,000
Method: Private Sale
Date: 26/05/2021
Property Type: House (Res)



24 Mariemont Av BEAUMARIS 3193 (REI)

Agent Comments

4 4 6

Price: \$2,525,000
Method: Auction Sale
Date: 15/05/2021
Property Type: House (Res)
Land Size: 944 sqm approx



24 Arranmore Av BLACK ROCK 3193 (REI/VG) **Agent Comments**

4 3 3

Price: \$2,600,000
Method: Sold Before Auction
Date: 05/02/2021
Property Type: House (Res)
Land Size: 775 sqm approx

Account - Belle Property Sandringham | P: 03 9521 9800 | F: 03 9521 9840