

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

60 Haydens Road, Beaumaris Vic 3193

Indicative selling price

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

Single price

\$1,695,000

Median sale price

Median price

\$1,800,000

Property Type

Townhouse

Suburb

Beaumaris

Period - From

01/10/2022

to

30/09/2023

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	13a Florida Av BEAUMARIS 3193	\$2,075,000	28/04/2023
2	51a Oak St BEAUMARIS 3193	\$1,900,000	15/06/2023
3	2a Canberra Gr BEAUMARIS 3193	\$1,860,000	12/07/2023

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:

01/10/2023 19:38



 4  2  2

Property Type: House
Land Size: 351 sqm approx
Agent Comments

Indicative Selling Price
\$1,695,000

Median Townhouse Price
01/10/2022 - 30/09/2023: \$1,800,000

Comparable Properties



13a Florida Av BEAUMARIS 3193 (REI/VG)

Agent Comments

 4  2  2

Price: \$2,075,000
Method: Private Sale
Date: 28/04/2023
Property Type: Townhouse (Single)
Land Size: 359 sqm approx



51a Oak St BEAUMARIS 3193 (REI/VG)

Agent Comments

 4  3  2

Price: \$1,900,000
Method: Sold Before Auction
Date: 15/06/2023
Property Type: Apartment
Land Size: 314 sqm approx



2a Canberra Gr BEAUMARIS 3193 (REI)

Agent Comments

 4  3  2

Price: \$1,860,000
Method: Private Sale
Date: 12/07/2023
Property Type: Townhouse (Res)