

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

44A Haydens Road, Beaumaris Vic 3193

Indicative selling price

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

Range between

\$1,450,000

&

\$1,595,000

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.

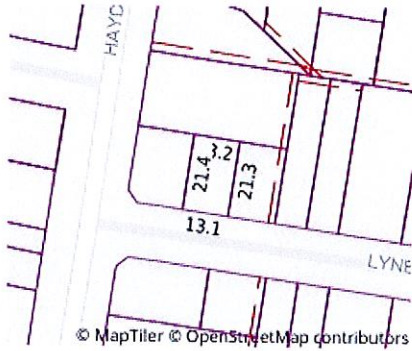
	Address of comparable property	Price	Date of sale
1	1/561 Balcombe Rd BLACK ROCK 3193	\$1,690,000	28/05/2021
2	5a Canberra Gr BEAUMARIS 3193	\$1,540,000	20/03/2021
3	62a Church St BEAUMARIS 3193	\$1,605,000	26/12/2020

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:

04/06/2021 11:27



Property Type: Strata Unit/Flat

Land Size: 286 sqm approx

Agent Comments

Indicative Selling Price

\$1,450,000 - \$1,595,000

Median House Price

March quarter 2021: \$1,863,500

Comparable Properties



1/561 Balcombe Rd BLACK ROCK 3193 (REI)

Agent Comments

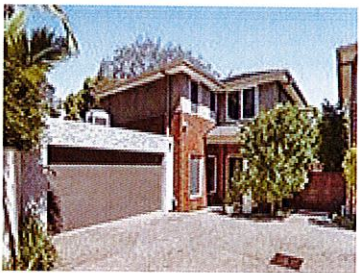


Price: \$1,690,000

Method: Sold Before Auction

Date: 28/05/2021

Property Type: Townhouse (Res)



5a Canberra Gr BEAUMARIS 3193 (REI)

Agent Comments



Price: \$1,540,000

Method: Auction Sale

Date: 20/03/2021

Property Type: Townhouse (Res)

Land Size: 301 sqm approx



62a Church St BEAUMARIS 3193 (REI/VG)

Agent Comments



Price: \$1,605,000

Method: Private Sale

Date: 26/12/2020

Property Type: Townhouse (Res)

Land Size: 335 sqm approx