

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

3 Haywood Street, Beaumaris Vic 3193

Indicative selling price

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

Range between \$1,290,000 & \$1,390,000

Median sale price

Median price \$1,527,500 Property Type House Suburb Beaumaris

Period - From 01/07/2018 to 30/06/2019 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	6 Haldane St BEAUMARIS 3193	\$1,375,000	22/06/2019
2	19 Kirkwood St BEAUMARIS 3193	\$1,330,000	06/04/2019
3	97 Pellatt St BEAUMARIS 3193	\$1,300,000	31/05/2019

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:

18/09/2019 15:40



Property Type:
Agent Comments

Indicative Selling Price
\$1,290,000 - \$1,390,000
Median House Price
Year ending June 2019: \$1,527,500

Comparable Properties



6 Haldane St BEAUMARIS 3193 (REI)

Agent Comments



Price: \$1,375,000
Method: Auction Sale
Date: 22/06/2019
Property Type: House
Land Size: 651 sqm approx



19 Kirkwood St BEAUMARIS 3193 (REI)

Agent Comments



Price: \$1,330,000
Method: Auction Sale
Date: 06/04/2019
Property Type: House (Res)
Land Size: 611 sqm approx



97 Pellatt St BEAUMARIS 3193 (REI)

Agent Comments



Price: \$1,300,000
Method: Private Sale
Date: 31/05/2019
Property Type: House
Land Size: 657 sqm approx