

# 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

131 Dalgetty Road, Beaumaris Vic 3193

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$1,300,000 & \$1,430,000

### Median sale price

Median price \$1,666,000 Property Type House Suburb Beaumaris

Period - From 01/10/2019 to 31/12/2019 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	69 Haldane St BEAUMARIS 3193	\$1,415,000	09/11/2019
2	12 Cannes Gr BEAUMARIS 3193	\$1,382,500	22/10/2019
3	3 Haywood St BEAUMARIS 3193	\$1,380,000	21/09/2019

**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:

10/02/2020 10:36



3   2   2

**Property Type:** House  
**Land Size:** 574 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$1,300,000 - \$1,430,000  
**Median House Price**  
December quarter 2019: \$1,666,000

## Comparable Properties



**69 Haldane St BEAUMARIS 3193 (REI)**

**Agent Comments**

3   2   2

**Price:** \$1,415,000  
**Method:** Auction Sale  
**Date:** 09/11/2019  
**Property Type:** House (Res)  
**Land Size:** 602 sqm approx



**12 Cannes Gr BEAUMARIS 3193 (REI)**

**Agent Comments**

3   1   1

**Price:** \$1,382,500  
**Method:** Sold Before Auction  
**Date:** 22/10/2019  
**Property Type:** House (Res)  
**Land Size:** 638 sqm approx



**3 Haywood St BEAUMARIS 3193 (REI/VG)**

**Agent Comments**

3   1   2

**Price:** \$1,380,000  
**Method:** Auction Sale  
**Date:** 21/09/2019  
**Property Type:** House (Res)  
**Land Size:** 643 sqm approx