

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 58 Dalgetty Road, Beaumaris Vic 3193

Indicative selling price

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

Range between \$1,550,000 & \$1,600,000

Median sale price

Median price \$1,620,000 Property Type House Suburb Beaumaris

Period - From 01/04/2019 to 31/03/2020 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	174 Dalgetty Rd, Beaumaris, Vic 3193, Australia	\$1,530,000	27/06/2020
2	37 Hardinge St BEAUMARIS 3193	\$1,600,000	27/03/2020
3	8 Hunter Av BLACK ROCK 3193	\$1,510,000	10/06/2020

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:

30/06/2020 16:22



4 3 3

Property Type: House (Res)

Land Size: 629 sqm approx

Agent Comments

Comparable Properties

174 Dalgetty Rd, Beaumaris, Vic 3193,
Australia (REI)

Agent Comments

5 2 2

Price: \$1,530,000

Method:

Date: 27/06/2020

Property Type: House



37 Hardinge St BEAUMARIS 3193 (REI/VG)

Agent Comments

4 2 2

Price: \$1,600,000

Method: Private Sale

Date: 27/03/2020

Property Type: House

Land Size: 790 sqm approx

8 Hunter Av BLACK ROCK 3193 (REI)

Agent Comments

3 1 2

Price: \$1,510,000

Method: Sold Before Auction

Date: 10/06/2020

Property Type: House (Res)

Land Size: 620 sqm approx