

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 69 Haldane Street, Beaumaris Vic 3193

Indicative selling price

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

Range between \$1,300,000 & \$1,400,000

Median sale price

Median price \$1,560,000 Property Type House Suburb Beaumaris

Period - From 23/09/2018 to 22/09/2019 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	3 Haywood St BEAUMARIS 3193	\$1,380,000	21/09/2019
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: 23/09/2019 16:20

Michael Cooney
9589 6077
0418 325 052
mcooney@hodges.com.au



3 1 2

Property Type: House
Land Size: 602 sqm approx
Agent Comments

Indicative Selling Price
\$1,300,000 - \$1,400,000
Median House Price
23/09/2018 - 22/09/2019: \$1,560,000

Comparable Properties



3 Haywood St BEAUMARIS 3193 (REI)

Agent Comments

3 1 -
Price: \$1,380,000
Method: Auction Sale
Date: 21/09/2019
Property Type: House (Res)
Land Size: 643 sqm approx



19 Kirkwood St BEAUMARIS 3193 (REI/VG)

Agent Comments

3 2 2
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/VG)

Agent Comments

3 1 2
Price: \$1,300,000
Method: Private Sale
Date: 31/05/2019
Property Type: House
Land Size: 657 sqm approx