

## 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 179 Beaconsfield Parade, Middle Park Vic 3206

#### Indicative selling price

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

Single price \$3,150,000

#### Median sale price

Median price \$2,650,000 House  Unit  Suburb Middle Park

Period - From 01/01/2018 to 31/12/2018 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	92 Bridport St ALBERT PARK 3206	\$3,337,000	17/11/2018
2	102 Page St ALBERT PARK 3206	\$3,230,000	08/05/2018
3	49 Beaconsfield Pde ALBERT PARK 3206	\$2,605,000	16/02/2019

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.



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**Rooms:** 6  
**Property Type:** House  
**Land Size:** 206 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$3,150,000  
**Median House Price**  
Year ending December 2018: \$2,650,000

## Comparable Properties



**92 Bridport St ALBERT PARK 3206 (REI)**

**Agent Comments**

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**Price:** \$3,337,000  
**Method:** Auction Sale  
**Date:** 17/11/2018  
**Rooms:** 5  
**Property Type:** House - Terrace



**102 Page St ALBERT PARK 3206 (REI)**

**Agent Comments**

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**Price:** \$3,230,000  
**Method:** Private Sale  
**Date:** 08/05/2018  
**Rooms:** 6  
**Property Type:** House (Res)  
**Land Size:** 151 sqm approx



**49 Beaconsfield Pde ALBERT PARK 3206 (REI)**

**Agent Comments**

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**Price:** \$2,605,000  
**Method:** Auction Sale  
**Date:** 16/02/2019  
**Rooms:** -  
**Property Type:** House (Res)