

# 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

24/195 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 \$690,000

### Median sale price

Median price \$738,300

Property Type Unit

Suburb Middle Park

Period - From 01/04/2022

to 31/03/2023

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	5/200 Beaconsfield Pde MIDDLE PARK 3206	\$690,000	03/12/2022
2	74/189 Beaconsfield Pde MIDDLE PARK 3206	\$690,000	06/02/2023
3			

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:

22/05/2023 13:11



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**Property Type:** Apartment  
**Agent Comments**

**Indicative Selling Price**  
\$690,000

**Median Unit Price**  
Year ending March 2023: \$738,300

## Comparable Properties



**5/200 Beaconsfield Pde MIDDLE PARK 3206 (REI/VG)**

**Agent Comments**

1 1 1

**Price:** \$690,000  
**Method:** Auction Sale  
**Date:** 03/12/2022  
**Property Type:** Unit



**74/189 Beaconsfield Pde MIDDLE PARK 3206 (VG)**

**Agent Comments**

1 - -

**Price:** \$690,000  
**Method:** Sale  
**Date:** 06/02/2023  
**Property Type:** Strata Flat - Single OYO Flat

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.

**Account - Cayzer** | P: 03 9699 5999