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

3/264 Beaconsfield Parade, Middle Park Vic 3206

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	ov.au/	underquot	ting		
Range betweer	\$900,000		&		\$990,000			
Median sale p	rice							
Median price	\$875,000	Pro	operty Type	Unit			Suburb	Middle Park
Period - From	01/10/2020	to	30/09/2021		So	urce	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.

Ade	dress of comparable property	Price	Date of sale
1	3/64 Victoria Av ALBERT PARK 3206	\$1,065,000	28/09/2021
2	2/33 Bevan St ALBERT PARK 3206	\$960,000	23/10/2021
3	3/310 Beaconsfield Pde MIDDLE PARK 3206	\$950,000	27/06/2021

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:

26/10/2021 15:28









Property Type: Unit Agent Comments

Indicative Selling Price \$900,000 - \$990,000 Median Unit Price Year ending September 2021: \$875,000

Comparable Properties



Price: \$1,065,000 Method: Auction Sale

2

2



Property Type: Unit

Date: 28/09/2021

2/33 Bevan St ALBERT PARK 3206 (REI)

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3/64 Victoria Av ALBERT PARK 3206 (REI)

Agent Comments

Agent Comments



Price: \$960,000 Method: Auction Sale Date: 23/10/2021 Property Type: Apartment

1



3/310 Beaconsfield Pde MIDDLE PARK 3206 Agent Comments (VG)

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Date: 27/06/2021

Price: \$950,000 Method: Sale

Property Type: Strata Flat - Single OYO Flat

Account - Cayzer | P: 03 9699 5999



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