

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 4/267 Beaconsfield Parade, Middle Park Vic 3206

Indicative selling price

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

Range between \$1,250,000 & \$1,350,000

Median sale price

Median price \$702,500 House Unit X 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	302/115 Beach St PORT MELBOURNE 3207	\$1,355,000	08/12/2018
2	101/88 Beaconsfield Pde ALBERT PARK 3206	\$1,345,000	25/10/2018
3	26/224 Beaconsfield Pde MIDDLE PARK 3206	\$1,250,000	16/10/2018

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.



 2
  2
  1

Rooms:
Property Type: Apartment
Agent Comments

Indicative Selling Price
 \$1,250,000 - \$1,350,000
Median Unit Price
 Year ending December 2018: \$702,500

Comparable Properties



302/115 Beach St PORT MELBOURNE 3207 **Agent Comments**
 (REI/VG)

 2
  2
  1

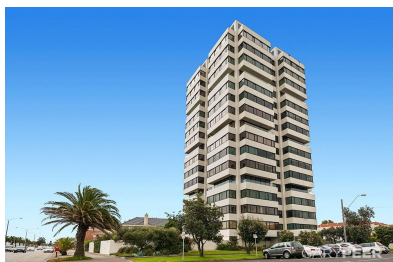
Price: \$1,355,000
Method: Auction Sale
Date: 08/12/2018
Rooms: 4
Property Type: Apartment



101/88 Beaconsfield Pde ALBERT PARK 3206 **Agent Comments**
 (REI/VG)

 2
  2
  -

Price: \$1,345,000
Method: Private Sale
Date: 25/10/2018
Rooms: -
Property Type: Apartment



26/224 Beaconsfield Pde MIDDLE PARK 3206 **Agent Comments**
 (VG)

 3
  -
  -

Price: \$1,250,000
Method: Sale
Date: 16/10/2018
Rooms: -
Property Type: Flat/Unit/Apartment (Res)