

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 41/195 Beaconsfield Parade, Middle Park Vic 3206

Indicative selling price

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

Range between \$770,000 & \$840,000

Median sale price

Median price \$1,070,000 Property Type Unit Suburb Middle Park

Period - From 01/01/2021 to 31/12/2021 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	4/109 Canterbury Rd MIDDLE PARK 3206	\$830,000	18/12/2021
2	21/195 Beaconsfield Pde MIDDLE PARK 3206	\$805,000	26/06/2021
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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: 01/02/2022 12:27



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Property Type: Apartment
Agent Comments

Indicative Selling Price
\$770,000 - \$840,000
Median Unit Price
Year ending December 2021: \$1,070,000

Comparable Properties



4/109 Canterbury Rd MIDDLE PARK 3206 (REI) **Agent Comments**

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Price: \$830,000
Method: Private Sale
Date: 18/12/2021
Property Type: Apartment



21/195 Beaconsfield Pde MIDDLE PARK 3206 (REI/VG) **Agent Comments**

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Price: \$805,000
Method: Auction Sale
Date: 26/06/2021
Property Type: Apartment

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



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