

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 5/187 Beaconsfield Parade, Middle Park Vic 3206

Indicative selling price

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

Range between \$780,000 & \$820,000

Median sale price

Median price \$765,000 Property Type Unit Suburb Middle Park

Period - From 01/01/2024 to 31/03/2024 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	14/189 Beaconsfield Pde MIDDLE PARK 3206	\$647,500	08/12/2023
2	11/267 Beaconsfield Pde MIDDLE PARK 3206	\$950,000	17/02/2024
3	1/187-188 Beaconsfield Pde MIDDLE PARK 3206	\$850,000	10/02/2024

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: 15/05/2024 11:04



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Property Type: Unit
Agent Comments

Indicative Selling Price
\$780,000 - \$820,000
Median Unit Price
March quarter 2024: \$765,000

Comparable Properties

14/189 Beaconsfield Pde MIDDLE PARK 3206 (REI) **Agent Comments**

1 1 1

Price: \$647,500
Method:
Date: 08/12/2023
Property Type: Unit



11/267 Beaconsfield Pde MIDDLE PARK 3206 (REI) **Agent Comments**

2 2 1

Price: \$950,000
Method: Auction Sale
Date: 17/02/2024
Property Type: Apartment



1/187-188 Beaconsfield Pde MIDDLE PARK 3206 (REI) **Agent Comments**

2 1 1

Price: \$850,000
Method: Auction Sale
Date: 10/02/2024
Property Type: Apartment

Account - Cayzer | P: 03 9646 0812



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