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

6/264 Beaconsfield Parade, Middle Park Vic 3206

Indicative selling price

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

Single price | $935,000

Median sale price

Median price	$720,000	Property Type	Unit	Suburb	Middle Park
Period - From	01/04/2022	to	30/06/2022	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	10/28 Patterson St MIDDLE PARK 3206	$870,000	30/03/2022
2	5/77 Park St ST KILDA WEST 3182	$800,000	14/06/2022
3	64/189 Beaconsfield Pde MIDDLE PARK 3206	$720,000	18/06/2022

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: | 05/09/2022 13:55

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CAYZER

🛏 **2** 🛁 **1** 🚗 **1**

Property Type: Apartment

Agent Comments

Indicative Selling Price
$935,000
Median Unit Price
June quarter 2022: $720,000

Comparable Properties

10/28 Patterson St MIDDLE PARK 3206 (REI/VG)

🛏 **2** 🛁 **2** 🚗 **1**

Price: $870,000
Method: Sold Before Auction
Date: 30/03/2022
Property Type: Apartment

Agent Comments

5/77 Park St ST KILDA WEST 3182 (REI/VG)

🛏 **2** 🛁 **1** 🚗 **-**

Price: $800,000
Method: Sold Before Auction
Date: 14/06/2022
Property Type: Unit

Agent Comments

64/189 Beaconsfield Pde MIDDLE PARK 3206 (REI/VG)

🛏 **1** 🛁 **1** 🚗 **1**

Price: $720,000
Method: Auction Sale
Date: 18/06/2022
Property Type: Unit

Agent Comments

Account - Cayzer | P: 03 9699 5999