

## 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<br>Including suburb and<br>postcode | 70B Beaconsfield Parade, Albert Park Vic 3206 |
|---|---|

#### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price \$3,850,000

#### Median sale price

|               |             |       |            |        |      |        |             |
|---------------|-------------|-------|------------|--------|------|--------|-------------|
| Median price  | \$2,120,000 | House | X          | Unit   |      | Suburb | Albert Park |
| Period - From | 01/10/2016  | to    | 30/09/2017 | 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                              |       |              |
| 2                              |       |              |
| 3                              |       |              |

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.~~



 4  2 Plus Powder Room  2

**Rooms:**

**Property Type:** Residence

**Land Size:** 233 sqm approx

Agent Comments

OPULENT BEACHFRONT RESIDENCE

**Indicative Selling Price**

\$3,850,000

**Median House Price**

Year ending September 2017:

\$2,120,000

## Comparable Properties

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.