

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 81/189-191 Beaconsfield Parade, Middle Park Vic 3206

Indicative selling price

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

Range between \$1,200,000 & \$1,320,000

Median sale price

Median price \$813,000 Property Type Unit Suburb Middle Park

Period - From 28/05/2020 to 27/05/2021 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	62/195 Beaconsfield Pde MIDDLE PARK 3206	\$1,214,000	15/05/2021
2	10/243 Beaconsfield Pde MIDDLE PARK 3206	\$1,230,000	20/03/2021
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.

This Statement of Information was prepared on: 28/05/2021 14:56



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Property Type: Apartment
Agent Comments

Indicative Selling Price
\$1,200,000 - \$1,320,000
Median Unit Price
28/05/2020 - 27/05/2021: \$813,000

Comparable Properties



62/195 Beaconsfield Pde MIDDLE PARK 3206 (REI) Agent Comments

2 2 1

Price: \$1,214,000
Method: Auction Sale
Date: 15/05/2021
Property Type: Apartment



10/243 Beaconsfield Pde MIDDLE PARK 3206 (REI) Agent Comments

2 1 -

Price: \$1,230,000
Method: Auction Sale
Date: 20/03/2021
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.