

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 21/156 Beaconsfield Parade, Albert Park Vic 3206

Indicative selling price

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

Single price \$1,980,000

Median sale price

Median price \$1,120,000

Property Type Unit

Suburb Albert Park

Period - From 13/05/2023

to 12/05/2024

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 | 13/156 Beaconsfield Pde ALBERT PARK 3206 | \$2,040,000 | 25/11/2023 |
| 2 | 12 Gatehouse La ALBERT PARK 3206 | \$1,860,000 | 25/04/2024 |
| 3 | 40 Pickles St ALBERT PARK 3206 | \$1,857,000 | 25/11/2023 |

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:

13/05/2024 15:36



 3  2  2

Property Type: Apartment
Agent Comments

Indicative Selling Price
\$1,980,000

Median Unit Price
13/05/2023 - 12/05/2024: \$1,120,000

Comparable Properties



13/156 Beaconsfield Pde ALBERT PARK 3206 (REI/VG) **Agent Comments**

 3  2  2

Price: \$2,040,000
Method: Auction Sale
Date: 25/11/2023
Property Type: Unit



12 Gatehouse La ALBERT PARK 3206 (REI) **Agent Comments**

 3  2  1

Price: \$1,860,000
Method: Private Sale
Date: 25/04/2024
Property Type: House



40 Pickles St ALBERT PARK 3206 (REI/VG) **Agent Comments**

 3  3  2

Price: \$1,857,000
Method: Auction Sale
Date: 25/11/2023
Property Type: House

Account - RT Edgar Albert Park | P: 03 9699 7222 | F: 03 9699 4545