## 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

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Single price \$1,980,000

#### Median sale price

Median price	\$1,120,000	Pro	perty Type Unit	:	Suburb	Albert Park
Period - From	13/05/2023	to	12/05/2024	Sourc	e 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.

Add	dress 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









**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 Agent Comments (REI/VG)







**Price:** \$1,860,000

Method: Private Sale Date: 25/04/2024 Property Type: House



40 Pickles St ALBERT PARK 3206 (REI/VG)

12 Gatehouse La ALBERT PARK 3206 (REI)



**REI/VG)** Agent Comments

Agent Comments

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



property data

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