

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

Range between \$1,800,000 & \$1,980,000

Median sale price

Median price \$1,015,000 Property Type Unit Suburb Albert Park

Period - From 08/04/2023 to 07/04/2024 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	18/156 Beaconsfield Pde ALBERT PARK 3206	\$2,100,000	01/02/2024
2	13/156 Beaconsfield Pde ALBERT PARK 3206	\$2,040,000	25/11/2023
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: 08/04/2024 15:10



3 2 2

Property Type: Apartment
Agent Comments

Indicative Selling Price
\$1,800,000 - \$1,980,000

Median Unit Price

08/04/2023 - 07/04/2024: \$1,015,000

Comparable Properties



18/156 Beaconsfield Pde ALBERT PARK 3206 (REI) **Agent Comments**

2 2 2

Price: \$2,100,000
Method: Private Sale
Date: 01/02/2024
Property Type: Apartment



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



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



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