## 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

15/225 Beaconsfield Parade, Middle Park Vic 3206

#### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting										
Range betweer	\$900,000		&		\$950,000					
Median sale p	rice									
Median price	\$810,000	Pro	operty Type	Unit			Suburb	Middle Park		
Period - From	01/10/2023	to	30/09/2024		So	urce	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	51/333 Beaconsfield Pde ST KILDA WEST 3182	\$925,000	28/10/2024
2	21/333 Beaconsfield Pde ST KILDA WEST 3182	\$905,088	16/09/2024
3	13/195 Beaconsfield Pde MIDDLE PARK 3206	\$810,000	13/08/2024

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:

29/11/2024 09:38



**JellisCraig** 





Property Type: Apartment Agent Comments

**Indicative Selling Price** \$900,000 - \$950,000 **Median Unit Price** Year ending September 2024: \$810,000

# **Comparable Properties**



51/333 Beaconsfield Pde ST KILDA WEST 3182 (REI) Agent Comments



Price: \$925,000 Method: Private Sale Date: 28/10/2024 Property Type: Apartment

21/333 Beaconsfield Pde ST KILDA WEST 3182 (REI)

Agent Comments





Price: \$905,088 Method: Private Sale Date: 16/09/2024 Property Type: Unit

13/195 Beaconsfield Pde MIDDLE PARK 3206 (REI/VG) 1

2 Agent Comments



Price: \$810,000 Method: Private Sale Date: 13/08/2024 Property Type: Apartment

### Account - Jellis Craig | P: 03 8644 5500 | F: 03 9645 5393



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