Statement of Information

Single residential property located in the Melbourne metropolitan area

	Section 47AF of the Estate Agents Act 1								
Prop	erty offered for s	sale							
Address Including suburb and postcode		G01/88 Beaconsfield Parade, Albert Park Vic 3206							
Indic	cative selling price	ce							
For th	ne meaning of this p	price see cor	nsumer.vic.gov.a	au/underquo	ting				
	Single price \$1,35	0,000							
Med	ian sale price*								
Median price P			roperty Type			Suburb	Albert Park		
Period - From		to		So	ource				
Com	parable property	y sales (*De	elete A or B b	elow as ap _l	plicat	ole)			
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	lress of comparab	le property				P	rice	Date of sale	
1	407G/86 Bay St PORT MELBOURNE 3207						1,334,000	24/05/2023	
2	42/4 Seisman PI PORT MELBOURNE 3207						1,305,000	20/05/2023	
3	83/95 Rouse St PORT MELBOURNE 3207						1,280,000	02/03/2023	
OR						·			
<u>B*</u>	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:					on:	29/07/2023 12:30		



^{*} When this Statement of Information was prepared, publicly available information providing median sale prices of residential property in the suburb or locality in which the property offered for sale is situated, and our sales records (if any), did not provide a median sale price that met the requirements of section 47AF (2)(b) of the Estate Agents Act 1980.







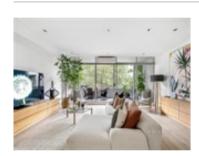




Property Type: Apartment **Agent Comments**

Indicative Selling Price \$1,350,000 No median price available

Comparable Properties



407G/86 Bay St PORT MELBOURNE 3207

(REI/VG) **-**





Price: \$1,334,000

Method: Sold Before Auction

Date: 24/05/2023 Property Type: Unit Agent Comments



(REI)





Price: \$1,305,000 Method: Auction Sale Date: 20/05/2023

Property Type: Apartment

Agent Comments



83/95 Rouse St PORT MELBOURNE 3207

(REI/VG) **--** 2





Price: \$1,280,000

Method: Sold Before Auction

Date: 02/03/2023 Property Type: Unit Agent Comments

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