

# 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 24/195 Beaconsfield Parade, Middle Park Vic 3206

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$600,000 & \$660,000

### Median sale price

Median price \$738,300 Property Type Unit Suburb Middle Park

Period - From 01/01/2022 to 31/12/2022 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	1712/568 St Kilda Rd MELBOURNE 3004	\$630,000	25/10/2022
2	82/333 Beaconsfield Pde ST KILDA WEST 3182	\$625,000	20/01/2023
3	71/197 Canterbury Rd ST KILDA WEST 3182	\$605,000	22/10/2022

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: 14/04/2023 09:33



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**Rooms:** 3  
**Property Type:** Unit  
**Agent Comments**

**Indicative Selling Price**  
\$600,000 - \$660,000  
**Median Unit Price**  
Year ending December 2022: \$738,300

## Comparable Properties



**1712/568 St Kilda Rd MELBOURNE 3004 (REI)** **Agent Comments**

1 1 1

**Price:** \$630,000  
**Method:** Private Sale  
**Date:** 25/10/2022  
**Property Type:** Apartment



**82/333 Beaconsfield Pde ST KILDA WEST 3182 (VG)** **Agent Comments**

1 - -

**Price:** \$625,000  
**Method:** Sale  
**Date:** 20/01/2023  
**Property Type:** Strata Flat - Single OYO Flat



**71/197 Canterbury Rd ST KILDA WEST 3182 (REI/VG)** **Agent Comments**

1 1 1

**Price:** \$605,000  
**Method:** Auction Sale  
**Date:** 22/10/2022  
**Property Type:** Unit

**Account - Cayzer** | P: 03 9699 5999