

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

18/224-226 BEACONSFIELD PARADE MIDDLE PARK VIC 3206

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$1,250,000

&

\$1,350,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,140,000

Property type

Unit

Suburb

Middle Park

Period-from

01 Oct 2022

to

30 Sep 2023

Source

Corelogic

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 6 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property

Price

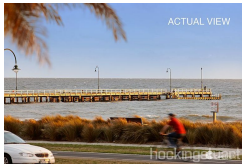
Date of sale

2/110 BEACONSFIELD PARADE ALBERT PARK VIC 3206	\$1,600,000	26-Jul-23
33/225 BEACONSFIELD PARADE MIDDLE PARK VIC 3206	\$1,460,000	14-Oct-23
6/358 BEACONSFIELD PARADE ST KILDA WEST VIC 3182	\$1,275,000	18-Aug-23

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 6 months.~~

This Statement of Information was prepared on: 27 October 2023



**2/110 BEACONSFIELD PARADE
ALBERT PARK VIC 3206**

 2  2  1

Sold Price **\$1,600,000** Sold Date **26-Jul-23**

Distance **1.01km**



**33/225 BEACONSFIELD PARADE
MIDDLE PARK VIC 3206**

 2  2  1

Sold Price ^{RS} **\$1,460,000** Sold Date **14-Oct-23**

Distance **-**



**6/358 BEACONSFIELD PARADE ST
KILDA WEST VIC 3182**

 2  2  1

Sold Price ^{RS} **\$1,275,000** Sold Date **18-Aug-23**

Distance **1.43km**

RS = Recent sale

UN = Undisclosed Sale

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