## 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

G01/88 Beaconsfield Parade, Albert Park Vic 3206

#### Indicative selling price

For the meaning	of this price see	consumer.vic.gov.a	u/underquoting				
Range betweer	n \$1,050,000	&	\$1,150,000				
Median sale price*							
Median price		Property Type	Suburb Albert Park				
Period - From		to	Source				

### 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.

Ade	dress of comparable property	Price	Date of sale
1	83/95 Rouse St PORT MELBOURNE 3207	\$1,280,000	02/03/2023
2	8/267 Beaconsfield Pde MIDDLE PARK 3206	\$1,175,000	25/01/2023
3	4/15 Liardet St PORT MELBOURNE 3207	\$1,111,000	18/03/2023

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.

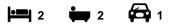
This Statement of Information was prepared on:

05/07/2023 09:25

\* 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** \$1,050,000 - \$1,150,000 No median price available

# **Comparable Properties**



83/95 Rouse St PORT MELBOURNE 3207 (REI/VG)



Price: \$1,280,000 Method: Sold Before Auction Date: 02/03/2023 Property Type: Unit

#### Agent Comments

Agent Comments

More facilities in this building such as concierge, tennis court.



8/267 Beaconsfield Pde MIDDLE PARK 3206 (REI/VG)

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Price: \$1,175,000 Method: Private Sale Date: 25/01/2023 Property Type: Apartment



4/15 Liardet St PORT MELBOURNE 3207 (REI/VG)



Agent Comments Ground floor, extra car park

Price: \$1,111,000 Method: Auction Sale Date: 18/03/2023 Property Type: Unit

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



propertydata

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