

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 6/312 Beaconsfield Pde, Middle Park Vic 3206

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price \$2,250,000

Median sale price

Median price \$814,150

Property Type Unit

Suburb Middle Park

Period - From 17/04/2022

to 16/04/2023

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	701/6 Victoria St ST KILDA 3182	\$2,400,000	17/11/2022
2	703/6 Victoria St ST KILDA 3182	\$2,200,000	27/10/2022
3			

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:

17/04/2023 21:55

Pil Minerth

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Indicative Selling Price

\$2,250,000

Median Unit Price

17/04/2022 - 16/04/2023: \$814,150



 2  2  2

Property Type: Apartment

Agent Comments

Comparable Properties



701/6 Victoria St ST KILDA 3182 (REI/VG)

Agent Comments

 2  2  2

Price: \$2,400,000

Method: Private Sale

Date: 17/11/2022

Property Type: Apartment



703/6 Victoria St ST KILDA 3182 (REI/VG)

Agent Comments

 2  2  2

Price: \$2,200,000

Method: Private Sale

Date: 27/10/2022

Property Type: Apartment

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.

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