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

| | | | , , ,, |
|-------------------|-----------------|-----------------------|---------------|
| or the meaning of | t this nring se | e consumer.vic.gov.au | /undergueting |
| | | e consumer.vic.uov.au | /unuciuuuunu |

Single price \$2,250,000

Median sale price

| Median price | \$814,150 | Pro | perty Type Unit | : | Suburb | Middle Park |
|---------------|------------|-----|-----------------|-------|--------|-------------|
| Period - From | 17/04/2022 | to | 16/04/2023 | Sourc | e 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 sixmonths 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 | 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



JellisCraig





Property Type: Apartment Agent Comments

Pil Minerth 386445500 0406 851 117 pilminerth@jelliscraig.com.au

Indicative Selling Price \$2,250,000 Median Unit Price 17/04/2022 - 16/04/2023: \$814,150

Comparable Properties



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

propertydata



The State of Victoria owns the copyright in the property sales data and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the licensed material and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied.

The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.