

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

21/189 Beaconsfield Parade, Middle Park Vic 3206

Indicative selling price

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

Single price \$1,250,000

Median sale price

Median price \$780,000

Property Type Unit

Suburb Middle Park

Period - From 01/04/2023

to 31/03/2024

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	41/189 Beaconsfield Pde MIDDLE PARK 3206	\$1,420,000	04/05/2024
2	1/225 Beaconsfield Pde MIDDLE PARK 3206	\$1,320,000	03/02/2024
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:

01/07/2024 09:46



3 1 2

Property Type: Strata Unit/Flat

Land Size: 5427 sqm approx

Agent Comments

Indicative Selling Price

\$1,250,000

Median Unit Price

Year ending March 2024: \$780,000

Comparable Properties



41/189 Beaconsfield Pde MIDDLE PARK 3206 (REI)

Agent Comments

2 1 2

Price: \$1,420,000

Method: Sold Before Auction

Date: 04/05/2024

Property Type: Apartment



1/225 Beaconsfield Pde MIDDLE PARK 3206 (REI/VG)

Agent Comments

2 2 1

Price: \$1,320,000

Method: Sold After Auction

Date: 03/02/2024

Property Type: Unit

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 - Home AU Real Estate | P: 03 9676 9777