## 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

|                 | e         |             |                | , , ,             |
|-----------------|-----------|-------------|----------------|-------------------|
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|                 |           |             | Unsumer.vic.yc | v.au/underguoting |

Single price \$1,250,000

#### Median sale price

| Median price  | \$780,000  | Pro | perty Type Unit | t     | Suburb | Middle Park |
|---------------|------------|-----|-----------------|-------|--------|-------------|
| Period - From | 01/04/2023 | to  | 31/03/2024      | 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.

| Ad | dress 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









**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 Agent Comments (REI)



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



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.

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