

## STATEMENT OF INFORMATION

FOR SINGLE RESIDENTIAL PROPERTY LOCATED WITHIN OR  
OUTSIDE THE MELBOURNE METROPOLITAN AREA

**Sections 47AF of the Estate Agents Act 1980**

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### PROPERTY OFFERED FOR SALE

**223 Beaconsfield Parade, Middle Park, VIC 3206**

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### INDICATIVE SELLING PRICE

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

**Range Between \$13,000,000 & \$14,000,000**

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### MEDIAN SALE PRICE

**Median price \$2,642,500 | House | Middle Park (3206)**

**Period - From 1 October 2017 to 30 September 2018 | Source - REIV**

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### COMPARABLE PROPERTY SALES

**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.**