

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 15/225 Beaconsfield Parade, Middle Park Vic 3206

Indicative selling price

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

Range between \$1,200,000 & \$1,300,000

Median sale price

Median price \$831,650 Property Type Unit Suburb Middle Park

Period - From 01/01/2023 to 31/12/2023 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	1/225 Beaconsfield Pde MIDDLE PARK 3206	\$1,320,000	03/02/2024
2	18/225 Beaconsfield Pde MIDDLE PARK 3206	\$1,260,000	19/11/2023
3	55/343 Beaconsfield Pde ST KILDA WEST 3182	\$1,220,000	22/12/2023

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: 21/02/2024 16:36



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Rooms: 3
Property Type: Apartment
Agent Comments

Indicative Selling Price
\$1,200,000 - \$1,300,000
Median Unit Price
Year ending December 2023: \$831,650

Comparable Properties



1/225 Beaconsfield Pde MIDDLE PARK 3206 (REI) **Agent Comments**

2 2 1

Price: \$1,320,000
Method: Sold After Auction
Date: 03/02/2024
Property Type: Unit



18/225 Beaconsfield Pde MIDDLE PARK 3206 (REI) **Agent Comments**

2 2 1

Price: \$1,260,000
Method: Sold After Auction
Date: 19/11/2023
Property Type: Apartment



55/343 Beaconsfield Pde ST KILDA WEST 3182 (REI) **Agent Comments**

2 2 2

Price: \$1,220,000
Method: Private Sale
Date: 22/12/2023
Property Type: Apartment

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