

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 23/189 Beaconsfield Parade, Middle Park Vic 3206

Indicative selling price

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

Range between \$840,000 & \$895,000

Median sale price

Median price \$952,500 Property Type Unit Suburb Middle Park

Period - From 01/10/2019 to 30/09/2020 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	7/242 Beaconsfield Pde MIDDLE PARK 3206	\$970,000	06/07/2020
2	15/267 Beaconsfield Pde MIDDLE PARK 3206	\$910,000	24/10/2020
3	23/50 Canterbury Rd MIDDLE PARK 3206	\$880,000	12/07/2020

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: 11/11/2020 11:58



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Property Type: Apartment
Agent Comments

Indicative Selling Price

\$840,000 - \$895,000

Median Unit Price

Year ending September 2020: \$952,500

Comparable Properties



7/242 Beaconsfield Pde MIDDLE PARK 3206 (REI)

Agent Comments

2 1 -

Price: \$970,000

Method: Private Sale

Date: 06/07/2020

Property Type: Apartment



15/267 Beaconsfield Pde MIDDLE PARK 3206 (REI)

Agent Comments

2 2 1

Price: \$910,000

Method: Auction Sale

Date: 24/10/2020

Property Type: Apartment



23/50 Canterbury Rd MIDDLE PARK 3206 (REI)

Agent Comments

2 1 1

Price: \$880,000

Method: Private Sale

Date: 12/07/2020

Property Type: Apartment