

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 3/264 Beaconsfield Parade, Middle Park Vic 3206

Indicative selling price

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

Range between \$900,000 & \$990,000

Median sale price

Median price \$875,000 Property Type Unit Suburb Middle Park

Period - From 01/10/2020 to 30/09/2021 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	3/64 Victoria Av ALBERT PARK 3206	\$1,065,000	28/09/2021
2	2/33 Bevan St ALBERT PARK 3206	\$960,000	23/10/2021
3	3/310 Beaconsfield Pde MIDDLE PARK 3206	\$950,000	27/06/2021

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: 26/10/2021 15:28



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Property Type: Unit
Agent Comments

Indicative Selling Price

\$900,000 - \$990,000

Median Unit Price

Year ending September 2021: \$875,000

Comparable Properties



3/64 Victoria Av ALBERT PARK 3206 (REI)

Agent Comments

2 1 -

Price: \$1,065,000

Method: Auction Sale

Date: 28/09/2021

Property Type: Unit



2/33 Bevan St ALBERT PARK 3206 (REI)

Agent Comments

2 1 -

Price: \$960,000

Method: Auction Sale

Date: 23/10/2021

Property Type: Apartment



3/310 Beaconsfield Pde MIDDLE PARK 3206 (VG)

Agent Comments

3 - -

Price: \$950,000

Method: Sale

Date: 27/06/2021

Property Type: Strata Flat - Single OYO Flat

Account - Cayzer | P: 03 9699 5999