

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 64/195 Beaconsfield Parade, Middle Park Vic 3206

Indicative selling price

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

Single price \$689,000

Median sale price

Median price \$755,000

Property Type Unit

Suburb Middle Park

Period - From 15/03/2022

to 14/03/2023

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	74/189 Beaconsfield Pde MIDDLE PARK 3206	\$690,000	06/02/2023
2	22/1 Graham St PORT MELBOURNE 3207	\$690,000	15/12/2022
3	5/200 Beaconsfield Pde MIDDLE PARK 3206	\$690,000	03/12/2022

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:

15/03/2023 11:28



 1
  1
  1

Property Type: Apartment
Land Size: 52 approx sqm approx
 Agent Comments

Indicative Selling Price
 \$689,000

Median Unit Price
 15/03/2022 - 14/03/2023: \$755,000

Comparable Properties

74/189 Beaconsfield Pde MIDDLE PARK 3206 (REI) Agent Comments

 1
  1
  1

Price: \$690,000
Method:
Date: 06/02/2023
Property Type: Apartment

22/1 Graham St PORT MELBOURNE 3207 (REI/VG) Agent Comments

 1
  1
  1

Price: \$690,000
Method: Auction Sale
Date: 15/12/2022
Property Type: Apartment



5/200 Beaconsfield Pde MIDDLE PARK 3206 (REI) Agent Comments

 1
  1
  1

Price: \$690,000
Method: Auction Sale
Date: 03/12/2022
Property Type: Unit

Account - Cayzer | P: 03 9699 5999