Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb and postcode

Address 81/189-191 Beaconsfield Parade, Middle Park Vic 3206

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting									
Range betwee	\$1,200,000		&		\$1,320,000				
Median sale p	rice								
Median price	\$813,000	Pro	operty Type	Unit			Suburb	Middle Park	
Period - From	28/05/2020	to	27/05/2021		So	urce	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 sixmonths that the estate agent or agent's representative considers to be most comparable to the property for sale.

Ad	dress of comparable property	Price	Date of sale
1	62/195 Beaconsfield Pde MIDDLE PARK 3206	\$1,214,000	15/05/2021
2	10/243 Beaconsfield Pde MIDDLE PARK 3206	\$1,230,000	20/03/2021
3			

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:

28/05/2021 14:56









Property Type: Apartment Agent Comments Indicative Selling Price \$1,200,000 - \$1,320,000 Median Unit Price 28/05/2020 - 27/05/2021: \$813,000

Comparable Properties







Price: \$1,230,000 Method: Auction Sale Date: 20/03/2021 Property Type: Apartment

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.

Account - Cayzer | P: 03 9646 0812





The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.