

# 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

23/156 Beaconsfield Parade, Albert Park Vic 3206

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$1,450,000

&

\$1,550,000

### Median sale price

Median price \$835,000

Property Type Unit

Suburb Albert Park

Period - From 01/07/2020

to

30/06/2021

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	40/156 Beaconsfield Pde ALBERT PARK 3206	\$1,250,000	05/07/2021
2	81/189-191 Beaconsfield Pde MIDDLE PARK 3206	\$1,425,000	26/06/2021
3	8/123 Beaconsfield Pde ALBERT PARK 3206	\$1,551,000	19/06/2021

**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:

19/07/2021 18:05



 2  2  1

**Property Type:**  
Divorce/Estate/Family Transfers  
Agent Comments

**Indicative Selling Price**

\$1,450,000 - \$1,550,000

**Median Unit Price**

Year ending June 2021: \$835,000

## Comparable Properties



**40/156 Beaconsfield Pde ALBERT PARK 3206 (REI)** Agent Comments

 3  2  2

**Price:** \$1,250,000

**Method:** Private Sale

**Date:** 05/07/2021

**Property Type:** Apartment



**81/189-191 Beaconsfield Pde MIDDLE PARK 3206 (REI)** Agent Comments

 2  1  2

**Price:** \$1,425,000

**Method:** Auction Sale

**Date:** 26/06/2021

**Property Type:** Apartment



**8/123 Beaconsfield Pde ALBERT PARK 3206 (REI)** Agent Comments

 2  2  1

**Price:** \$1,551,000

**Method:** Auction Sale

**Date:** 19/06/2021

**Property Type:** Unit