



Real Estate

STATEMENT OF INFORMATION

303/88 BEACONSFIELD PARADE, ALBERT PARK, VIC 3206

PREPARED BY ZED REAL ESTATE, ZED REAL ESTATE, PHONE: 03 9555 9991



Real Estate

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



303/88 BEACONSFIELD PARADE, ALBERT 2 2 2

Indicative Selling Price

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

Price Range: \$1,300,000 to \$1,410,000

Provided by: Zed Real Estate, Zed Real Estate

MEDIAN SALE PRICE



ALBERT PARK, VIC, 3206

Suburb Median Sale Price (Unit)

\$1,007,500

01 October 2019 to 31 March 2020

Provided by: pricefinder

COMPARABLE PROPERTIES

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.



102/88 BEACH ST, PORT MELBOURNE, VIC 2 2 2

Sale Price

****\$1,300,000**

Sale Date: 22/04/2020

Distance from Property: 1.3km



147 BAY ST, PORT MELBOURNE, VIC 3207 2 1 1

Sale Price

***\$1,215,000**

Sale Date: 11/03/2020

Distance from Property: 1km



This report has been compiled on 05/05/2020 by Zed Real Estate. Property Data Solutions Pty Ltd 2020 - www.pricefinder.com.au

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Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Instructions: The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.

The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of the *Estate Agents Act 1980*.

The estate agent or agent's representative engaged to sell the property is required to prepare this Statement of Information. It must be used when **a single residential property located in the Melbourne metropolitan area** is being offered for sale. The Determination setting out the local government areas that comprise the Melbourne metropolitan area is published on the Consumer Affairs Victoria website at **consumer.vic.gov.au/underquoting**.

The indicative selling price in this Statement of Information may be expressed as a single price, or as a price range with the difference between the upper and lower amounts not more than 10% of the lower amount.

This Statement of Information must be provided to a prospective buyer within two business days of a request and displayed at any open for inspection for the property for sale.

Property offered for sale

Address
Including suburb and

303/88 BEACONSFIELD PARADE, ALBERT PARK, VIC 3206

Indicative selling price

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

Price Range:

\$1,300,000 to \$1,410,000

Median sale price

Median price

\$1,007,500

Property type

Unit

Suburb

ALBERT PARK

Period

01 October 2019 to 31 March 2020

Source


pricfinder

Comparable property sales

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.

Address of comparable property

Price

Date of sale

102/88 BEACH ST, PORT MELBOURNE, VIC 3207	**\$1,300,000	22/04/2020
147 BAY ST, PORT MELBOURNE, VIC 3207	*\$1,215,000	11/03/2020

This Statement of Information was prepared

05/05/2020