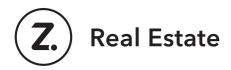


STATEMENT OF INFORMATION

303/88 BEACONSFIELD PARADE, ALBERT PARK, VIC 3206 PREPARED BY ZED REAL ESTATE, ZED REAL ESTATE, PHONE: 03 9555 9991



STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



303/88 BEACONSFIELD PARADE, ALBERT 🕮 2 🕒 2 🚓 2







Indicative Selling Price

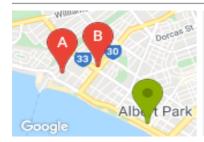
For the meaning of this price see consumer.vic.au/underquoting

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







Sale Price

**\$1,300,000

Sale Date: 22/04/2020

Distance from Property: 1.3km





147 BAY ST, PORT MELBOURNE, VIC 3207







Sale Price

*\$1,215,000

Sale Date: 11/03/2020

Distance from Property: 1km



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/underguoting

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	pricefinder		

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

