

## 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

213 Beaconsfield Parade, Middle 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 \$5,000,000

&amp;

\$5,500,000

**Median sale price**

Median price \$2,650,000

House

X

Unit

Suburb Middle Park

Period - From 01/07/2017

to

30/06/2018

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		
2		
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.



 4  3.5  2

**Rooms:**

**Property Type:** House

**Land Size:** 319 sqm approx

**Agent Comments**

Historically unique Victorian displaying a harmonious dialogue between classic & contemporary, by renowned "B.E Architecture". Harmoniously weaving the dramatic dimensions of its inimitable era with a world-class renovation, the residence spans two exceptional levels, against a breathtaking backdrop

## Comparable Properties



**203 Beaconsfield Pde MIDDLE PARK 3206 (REI/VG)**

**Agent Comments**

 3  2  4

**Price:** \$5,000,000

**Method:** Private Sale

**Date:** 24/03/2018

**Rooms:** 7

**Property Type:** House (Res)

**Land Size:** 223 sqm approx

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.