

## 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

8/267 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) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$1,150,000

&

\$1,250,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$825,000

Property type

Unit

Suburb

Middle Park

Period-from

01 Dec 2021

to

30 Nov 2022

Source

Corelogic

### 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 6 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

10/267 BEACONSFIELD PARADE MIDDLE PARK VIC 3206	\$1,247,000	25-Jun-22

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 6 months.

This Statement of Information was prepared on: 07 December 2022

Will Wood

M 0439546789

E will.wood@belleproperty.com


**10/267 BEACONSFIELD PARADE  
MIDDLE PARK VIC 3206**

Sold Price

**\$1,247,000**

Sold Date

**25-Jun-22**
 3

 2

 1

Distance

**0km**
**RS** = Recent sale

**UN** = Undisclosed Sale

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