

# 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

21/195 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 \$720,000 & \$780,000

### Median sale price

Median price \$740,000

Property Type Unit

Suburb Middle Park

Period - From 01/04/2020

to 31/03/2021

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	313/101 Bay St PORT MELBOURNE 3207	\$795,000	23/12/2020
2	504/25 Pickles St PORT MELBOURNE 3207	\$761,000	01/05/2021
3	104/63-69 Rouse St PORT MELBOURNE 3207	\$760,000	13/01/2021

**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:

18/05/2021 10:30

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**Indicative Selling Price**

\$720,000 - \$780,000

**Median Unit Price**

Year ending March 2021: \$740,000



 2  1  1

**Rooms:** 3

**Property Type:** Apartment

Agent Comments

## Comparable Properties



**313/101 Bay St PORT MELBOURNE 3207 (REI/VG)**

Agent Comments

 2  2  1

**Price:** \$795,000

**Method:** Sold Before Auction

**Date:** 23/12/2020

**Property Type:** Apartment



**504/25 Pickles St PORT MELBOURNE 3207 (REI)**

Agent Comments

 2  1  1

**Price:** \$761,000

**Method:** Auction Sale

**Date:** 01/05/2021

**Property Type:** Apartment



**104/63-69 Rouse St PORT MELBOURNE 3207 (REI/VG)**

Agent Comments

 2  2  1

**Price:** \$760,000

**Method:** Sold Before Auction

**Date:** 13/01/2021

**Property Type:** Apartment