

Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address
Including suburb and
postcode

| |
|---|
| UNIT 23, 195 Beaconsfield Parade, Middle Park |
|---|

Indicative selling price

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

Range between

| |
|-----------|
| \$740,000 |
|-----------|

&

| |
|-----------|
| \$750,000 |
|-----------|

Median sale price

Important advice about the median sale price: When this Statement of Information was prepared, publicly available information providing median sale prices of residential property in the suburb or locality in which the property offered for sale is situated, and our sales records (if any), did not provide a median sale price that met the requirements of section 47AF (2)(b) of the *Estate Agents Act 1980*.

Median price

| |
|-----|
| N/A |
|-----|

Unit

| |
|---|
| X |
|---|

Suburb

| |
|-------------|
| Middle Park |
|-------------|

Period - From

| |
|---------|
| 01/6/18 |
|---------|

to

| |
|------------|
| 17/09/2018 |
|------------|

Source

| |
|------|
| REIV |
|------|

Comparable property sales

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 |
|---|-------------|--------------|
| 43/313 Beaconsfield Parade, St Kilda West | \$865,000 | 03/06/2018 |
| 1/267 Beaconsfield Parade, Middle Park | \$1,150,000 | 25/06/2018 |
| 813/101 Bay Street, Port Melbourne | \$830,000 | 31/07/2018 |