

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 14/189 Beaconsfield Parade, Middle Park VIC 3206

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single price \$649,500

or range between \$

&

\$

Median sale price

Median price \$947,000

Property type UNIT

Suburb MIDDLE PARK

Period - From 01/10/2023

to 30/06/2023

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. 25/109 Nimmo St, Middle Park	\$710,000	18/10/2023
2. 64/195 Beaconsfield Pde, Middle Park	\$681,000	26/06/2023
3. 506/166 Rouse St, Port Melbourne	\$615,000	20/07/2023

This Statement of Information was prepared on: 27/11/2023