

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

8/123 Beaconsfield Parade, Albert Park Vic 3206

Indicative selling price

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

Range between \$1,350,000

&

\$1,450,000

Median sale price

Median price \$740,000

Property Type Unit

Suburb Albert 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	95/95 Rouse St PORT MELBOURNE 3207	\$1,350,000	01/03/2021
2	10/243 Beaconsfield Pde MIDDLE PARK 3206	\$1,230,000	20/03/2021
3	62/195 Beaconsfield Pde MIDDLE PARK 3206	\$1,214,000	15/05/2021

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:

20/05/2021 16:28



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Property Type: Apartment
Agent Comments

Indicative Selling Price
\$1,350,000 - \$1,450,000

Median Unit Price
Year ending March 2021: \$740,000

Comparable Properties



95/95 Rouse St PORT MELBOURNE 3207 (REI/VG)

Agent Comments

2 2 2

Price: \$1,350,000
Method: Private Sale
Date: 01/03/2021
Property Type: Apartment



10/243 Beaconsfield Pde MIDDLE PARK 3206 (REI)

Agent Comments

2 1 -

Price: \$1,230,000
Method: Auction Sale
Date: 20/03/2021
Property Type: Apartment



62/195 Beaconsfield Pde MIDDLE PARK 3206 (REI)

Agent Comments

2 2 1

Price: \$1,214,000
Method: Auction Sale
Date: 15/05/2021
Property Type: Apartment