## 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

45 Beaconsfield Parade, Albert Park Vic 3206

#### Indicative selling price

| For the meaning | of this price see | cons | sumer.vic.go | v.au | /underquot  | ting |        |             |
|-----------------|-------------------|------|--------------|------|-------------|------|--------|-------------|
| Range betweer   | \$3,700,000       |      | &            |      | \$4,070,000 |      |        |             |
| Median sale p   | rice              |      |              |      |             |      |        |             |
| Median price    | \$2,220,000       | Pro  | operty Type  | Hou  | ise         |      | Suburb | Albert Park |
| Period - From   | 12/07/2020        | to   | 11/07/2021   |      | So          | urce | 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 sixmonths 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                              |       |              |
| 2                              |       |              |
| 3                              |       |              |

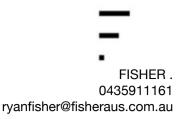
#### OR

**B**<sup>\*</sup> 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:

12/07/2021 14:06









**Property Type:** House (Res) Agent Comments Indicative Selling Price \$3,700,000 - \$4,070,000 Median House Price 12/07/2020 - 11/07/2021: \$2,220,000

# **Comparable Properties**

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.



