

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

283 Beaconsfield Parade, Middle Park Vic 3206

Indicative selling price

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

Single price

\$7,800,000

Median sale price

Median price

\$2,997,500

Property Type

House

Suburb

Middle Park

Period - From

01/10/2020

to

30/09/2021

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	20 Moubray St ALBERT PARK 3206	\$9,175,000	04/12/2021
2	280 Beaconsfield Pde MIDDLE PARK 3206	\$7,500,000	22/10/2021
3			

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:

04/01/2022 14:14



3 3 2

Property Type: House

Agent Comments

Cheyne Fox
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Indicative Selling Price

\$7,800,000

Median House Price

Year ending September 2021: \$2,997,500

Comparable Properties



20 Moubray St ALBERT PARK 3206 (REI)

Agent Comments

4 2 1

Price: \$9,175,000

Method: Auction Sale

Date: 04/12/2021

Property Type: House (Res)

Land Size: 360 sqm approx



280 Beaconsfield Pde MIDDLE PARK 3206
(REI/VG)

Agent Comments

5 3 2

Price: \$7,500,000

Method: Private Sale

Date: 22/10/2021

Property Type: House

Land Size: 303 sqm approx

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.