

## Statement of Information

Sections 47AF of the Estate Agents Act 1980

**14/187 Beaconsfield Parade,  
MIDDLE PARK 3206**

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

**Range \$670,000 - \$730,000**

### Median sale price

Median **House** for **MIDDLE PARK** for period **Jul 2017 - Jul 2018**

Sourced from **REIV**.

**\$735,000**

### Comparable property sales

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 the most comparable to the property for sale.

**9/358 Beaconsfield Parade,**  
St Kilda West 3182

**Price \$710,000** Sold 24 April  
2018

**12/140 Kerferd Road,**  
Albert Park 3206

**Price \$690,000** Sold 24  
February 2018

**4/70 Patterson Street,**  
Middle Park 3206

**Price \$671,000** Sold 01 June  
2018

### Additional Information

Indicative selling price, median house price for the suburb and comparable sales information has been provided by the agent in compliance with Estate Agents Act 1980. This information was sourced from REIV.

House

2 beds

1 baths

1 parking

**Greg Hocking Holdsworth**

332 Montague Street,  
Albert Park VIC 3206

### Contact agents



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