

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

18/224-226 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

or range
between

\$1,400,000

&

\$1,500,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,157,500

Property type

Unit

Suburb

Middle Park

Period-from

01 Aug 2022

to

31 Jul 2023

Source

Corelogic

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 6 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

23/8-10 ESPLANADE ST KILDA VIC 3182	\$1,255,000	19-Jul-23
74/85 ROUSE STREET PORT MELBOURNE VIC 3207	\$1,355,000	21-Jul-23
11/224-226 BEACONSFIELD PARADE MIDDLE PARK VIC 3206	\$1,552,000	03-Jun-22

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 6 months.~~

This Statement of Information was prepared on: 24 August 2023

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23/8-10 ESPLANADE ST KILDA VIC 3182

Sold Price

^{RS}
\$1,255,000

Sold Date

19-Jul-23
 2
  2
  1

Distance

1.68km

74/85 ROUSE STREET PORT MELBOURNE VIC 3207

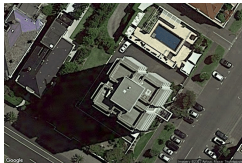
Sold Price

^{RS}
\$1,355,000
^{UN}

Sold Date

21-Jul-23
 2
  2
  2

Distance

1.88km

11/224-226 BEACONSFIELD PARADE MIDDLE PARK VIC 3206

Sold Price

\$1,552,000

Sold Date

03-Jun-22
 2
  -
  1

Distance

0km
RS = Recent sale

UN = Undisclosed Sale

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