

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 41/189 Beaconsfield Parade, Middle Park, VIC 3206

Indicative selling price

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

Single price or range between \$1,275,000 & \$1,375,000

Median sale price

Median price \$2,532,500 Property type House Suburb Middle Park
Period - From 16/04/2023 to 15/04/2024 Source pdol

Comparable property sales

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.

	Address of comparable property	Price	Date of sale
1	1/225 Beaconsfield Parade, Middle Park	\$1,320,000	03/02/2024
2	18/225 Beaconsfield Parade, Middle Park	\$1,260,000	19/11/2023
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This Statement of Information was prepared on: 16/04/2024

