

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

802/89 BEACH STREET PORT MELBOURNE VIC 3207

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

\$3,000,000

&

\$3,300,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$705,000

Property type

Unit

Suburb

Port Melbourne

Period-from

01 Sep 2022

to

31 Aug 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

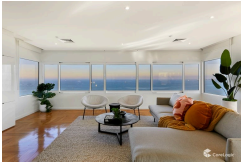
Date of sale

52/225 BEACONSFIELD PARADE MIDDLE PARK VIC 3206	\$3,805,000	30-Jun-23
4/29 BEACONSFIELD PARADE PORT MELBOURNE VIC 3207	\$3,100,000	22-Aug-23
5/29 BEACONSFIELD PARADE PORT MELBOURNE VIC 3207	\$3,025,000	03-Jun-23

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: 13 September 2023



**52/225 BEACONSFIELD PARADE
MIDDLE PARK VIC 3206**

3 2 2

Sold Price ^{RS} **\$3,805,000** ^{UN} Sold Date **30-Jun-23**

Distance **2.48km**



**4/29 BEACONSFIELD PARADE
PORT MELBOURNE VIC 3207**

3 2 2

Sold Price ^{RS} **\$3,100,000** Sold Date **22-Aug-23**

Distance **0.67km**



**5/29 BEACONSFIELD PARADE
PORT MELBOURNE VIC 3207**

3 2 2

Sold Price **\$3,025,000** Sold Date **03-Jun-23**

Distance **0.67km**

RS = Recent sale

UN = Undisclosed Sale

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