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	4/29 BEACONSFIELD PARADE 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	$2,950,000	~~or range between~~		&	

Median sale price

(*Delete house or unit as applicable)

Median Price	$705,000	Property type	Unit	Suburb	Port Melbourne
Period-from	01 Jul 2022	to	30 Jun 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
5/29 BEACONSFIELD PARADE PORT MELBOURNE VIC 3207	$3,025,000	03-Jun-23
302/2 PIER STREET PORT MELBOURNE VIC 3207	$3,000,000	27-Feb-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: 20 July 2023

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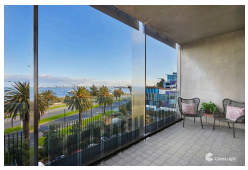

5/29 BEACONSFIELD PARADE PORT MELBOURNE VIC 3207

3 2 2

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

Distance **0km**



302/2 PIER STREET PORT MELBOURNE VIC 3207

3 2 2

Sold Price **$3,000,000** Sold Date **27-Feb-23**

Distance **1.27km**

RS = Recent sale **UN** = Undisclosed Sale

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