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	22/224-226 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	$1,150,000	~~or range between~~		&

Median sale price

(*Delete house or unit as applicable)

Median Price	$700,000	Property type	Unit	Suburb	Middle Park
Period-from	01 Jul 2023	to	30 Jun 2024	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
7/358 BEACONSFIELD PARADE ST KILDA WEST VIC 3182	$1,150,000	26-Jun-24
62/85 ROUSE STREET PORT MELBOURNE VIC 3207	$1,195,000	08-Feb-24
1/224-226 BEACONSFIELD PARADE MIDDLE PARK VIC 3206	$1,320,000	03-Feb-24

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: 22 July 2024

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7/358 BEACONSFIELD PARADE ST KILDA WEST VIC 3182

2 2 1

Sold Price RS $1,150,000 Sold Date 26-Jun-24

Distance 1.43km



62/85 ROUSE STREET PORT MELBOURNE VIC 3207

2 2 1

Sold Price $1,195,000 Sold Date 08-Feb-24

Distance 1.89km



1/224-226 BEACONSFIELD PARADE MIDDLE PARK VIC 3206

2 2 1

Sold Price $1,320,000 Sold Date 03-Feb-24

Distance 0km

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

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