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	40/156 Beaconsfield Parade, Albert Park, VIC 3206

Indicative selling price

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

Single price		or range between	$1,150,000	&	$1,250,000

Median sale price

Median price	$1,900,000	Property type	Unit	Suburb	
Period - From	19/12/2020	to	17/06/2021	Source	CoreLogic

Comparable property sales

A* These are the three properties sold within two kilometres of the property for sale in the last six 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
1 105/216 Rouse Street Port Melbourne	$1,160,000	08/06/2021
2 46/2 Esplanade West Port Melbourne	$1,150,000	18/05/2021
3 912/57 Bay Street Port Melbourne	$1,180,000	26/02/2021

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 six months.~~

This Statement of Information was prepared on: 17/06/2021