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	63/189 Beaconsfield Parade, Middle Park Vic 3206

Indicative selling price

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

Range between $800,000 & $850,000

Median sale price

Median price $862,500 Property Type Unit Suburb Middle Park

Period - From 01/07/2020 to 30/06/2021 Source REIV

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 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	21/195 Beaconsfield Pde MIDDLE PARK 3206	$805,000	26/06/2021
2	6/75 Park St ST KILDA WEST 3182	$845,000	04/07/2021
3			

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: 02/08/2021 18:24

63/189 Beaconsfield Parade, Middle Park Vic 3206



2 1 1

Property Type: Apartment

Agent Comments

Indicative Selling Price
$800,000 - $850,000
Median Unit Price
Year ending June 2021: $862,500

Comparable Properties



21/195 Beaconsfield Pde MIDDLE PARK 3206 (REI/VG)

2 1 1

Price: $805,000
Method: Auction Sale
Date: 26/06/2021
Property Type: Apartment

Agent Comments



6/75 Park St ST KILDA WEST 3182 (REI)

2 1 1

Price: $845,000
Method: Sold After Auction
Date: 04/07/2021
Property Type: Unit

Agent Comments

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.

Account - Biggin & Scott | P: 8671 3777 | F: 8671 3700

The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.