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	74/189 Beaconsfield Parade, Middle Park Vic 3206

Indicative selling price

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

Single price $690,000

Median sale price

Median price $755,000 Property Type Unit Suburb Middle Park

Period - From 11/11/2021 to 10/11/2022 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	64/189 Beaconsfield Pde MIDDLE PARK 3206	$720,000	18/06/2022
2	53/333 Beaconsfield Pde ST KILDA WEST 3182	$680,000	02/06/2022
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: 11/11/2022 15:31

74/189 Beaconsfield Parade, Middle Park Vic 3206



1 1 1

Property Type: Apartment

Agent Comments

Indicative Selling Price
$690,000
Median Unit Price
11/11/2021 - 10/11/2022: $755,000

Comparable Properties



64/189 Beaconsfield Pde MIDDLE PARK 3206 (REI/VG)

1 1 1

Price: $720,000
Method: Auction Sale
Date: 18/06/2022
Property Type: Unit

Agent Comments

53/333 Beaconsfield Pde ST KILDA WEST 3182 (VG)

1 - -

Price: $680,000
Method: Sale
Date: 02/06/2022
Property Type: Strata Flat - Single OYO Flat

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

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