

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

62 Beaconsfield Parade, Albert Park, VIC 3206

Indicative selling price

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

Range between

\$5,000,000

&

\$5,500,000

Median sale price

Median price

\$2,125,000

Property Type

House

Suburb

Albert park

Period - From

17/06/2024

to

16/12/2024

Source

pdol

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within five kilometres of the property of the sale in the last eighteen months that the estate agent or agents representative considers to be most comparable to the property for sale

| Address of comparable property | Price | Date of sale |
|--|-------------|--------------|
| 1 33 Kerferd Rd, Albert Park Vic | \$5,050,000 | 14/12/2024 |
| 2 16 Greig St, Albert Park Vic | \$5,935,000 | 18/09/2024 |
| 3 63 Beaconsfield Pde, Albert Park Vic | \$5,000,000 | 25/07/2024 |

This Statement of Information was prepared on:

17/12/2024