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

45 Wright Street, Middle Park Vic 3206

Indicative selling price

For the meaning	of this price see	con	sumer.vic.go	ov.au/	/underquot	ting		
Range betweer	\$2,700,000		&		\$2,900,000			
Median sale p	rice							
Median price	\$2,750,000	Pro	operty Type	Hou	se		Suburb	Middle Park
Period - From	01/01/2022	to	31/12/2022		So	urce	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.

Ado	dress of comparable property	Price	Date of sale
1	3 Hambleton St ALBERT PARK 3206	\$2,900,000	04/09/2022
2	269 Richardson St ALBERT PARK 3206	\$2,750,000	10/09/2022
3	322 Danks St MIDDLE PARK 3206	\$3,100,000	26/11/2022

OR

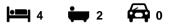
B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:

22/02/2023 18:28







Property Type: House Land Size: 214 sqm approx Agent Comments Indicative Selling Price \$2,700,000 - \$2,900,000 Median House Price Year ending December 2022: \$2,750,000

Comparable Properties

3 Hambleton St ALBERT PARK 3206 (REI)



Price: \$2,900,000 Method: Date: 04/09/2022 Property Type: House Agent Comments

269 Richardson St ALBERT PARK 3206 (REI) Agent Comments



Price: \$2,750,000 Method: Date: 10/09/2022 Property Type: House



322 Danks St MIDDLE PARK 3206 (REI)



Agent Comments



Account - Marshall White | P: 03 9822 9999





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