

# 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 [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$2,700,000

&

\$2,900,000

### Median sale price

Median price \$2,750,000

Property Type House

Suburb Middle Park

Period - From 01/01/2022

to 31/12/2022

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	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



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**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)

**Agent Comments**

- - -

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

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**

4 2 1

**Price:** \$3,100,000  
**Method:** Auction Sale  
**Date:** 26/11/2022  
**Property Type:** House (Res)  
**Land Size:** 180 sqm approx

**Account** - Marshall White | P: 03 9822 9999