

# 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

78 Park Road, 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 \$3,450,000 & \$3,500,000

### Median sale price

Median price \$2,485,000 Property Type House Suburb Middle Park

Period - From 01/04/2022 to 31/03/2023 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	9 Boyd St ALBERT PARK 3206	\$3,465,000	25/05/2023
2	34 Loch St ST KILDA WEST 3182	\$3,425,000	18/03/2023
3	95 Armstrong St MIDDLE PARK 3206	\$3,340,000	10/12/2022

**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:

01/06/2023 14:07



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**Indicative Selling Price**

\$3,450,000 - \$3,500,000

**Median House Price**

Year ending March 2023: \$2,485,000



3 1 2

**Property Type:** House

**Land Size:** 337 sqm approx

Agent Comments

## Comparable Properties



**9 Boyd St ALBERT PARK 3206 (REI)**

Agent Comments

3 2 1

**Price:** \$3,465,000

**Method:** Private Sale

**Date:** 25/05/2023

**Property Type:** House

**Land Size:** 331 sqm approx



**34 Loch St ST KILDA WEST 3182 (REI/VG)**

Agent Comments

4 1 -

**Price:** \$3,425,000

**Method:** Sold Before Auction

**Date:** 18/03/2023

**Property Type:** House (Res)

**Land Size:** 390.09 sqm approx



**95 Armstrong St MIDDLE PARK 3206 (REI/VG)**

Agent Comments

3 2 1

**Price:** \$3,340,000

**Method:** Auction Sale

**Date:** 10/12/2022

**Property Type:** House (Res)

**Land Size:** 284 sqm approx

Account - Marshall White | P: 03 9822 9999



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