

# 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

110 Canterbury 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)

Single price \$2,600,000

### Median sale price

Median price \$2,205,000

Property Type House

Suburb Middle Park

Period - From 01/10/2022

to 30/09/2023

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	79 Moubray St ALBERT PARK 3206	\$2,820,000	12/08/2023
2	184 Danks St ALBERT PARK 3206	\$2,775,000	29/07/2023
3	80 Victoria Av ALBERT PARK 3206	\$2,690,000	17/06/2023

**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:

27/10/2023 15:35



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**Property Type:** House

Agent Comments

**Indicative Selling Price**

\$2,600,000

**Median House Price**

Year ending September 2023: \$2,205,000

## Comparable Properties



**79 Moubray St ALBERT PARK 3206 (REI)**

Agent Comments

 3  
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**Price:** \$2,820,000

**Method:** Sold Before Auction

**Date:** 12/08/2023

**Property Type:** House (Res)



**184 Danks St ALBERT PARK 3206 (REI/VG)**

Agent Comments

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**Price:** \$2,775,000

**Method:** Auction Sale

**Date:** 29/07/2023

**Property Type:** House (Res)

**Land Size:** 149 sqm approx



**80 Victoria Av ALBERT PARK 3206 (REI/VG)**

Agent Comments

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**Price:** \$2,690,000

**Method:** Auction Sale

**Date:** 17/06/2023

**Property Type:** House

**Land Size:** 168 sqm approx

Account - Marshall White | P: 03 9822 9999