

# 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

21 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 \$2,300,000 & \$2,500,000

### Median sale price

Median price \$3,030,000 Property Type House Suburb Middle Park

Period - From 01/04/2023 to 30/06/2023 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	6 Greig St ALBERT PARK 3206	\$2,500,000	28/04/2023
2	148 Page St MIDDLE PARK 3206	\$2,488,000	03/05/2023
3			

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:

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**Indicative Selling Price**

\$2,300,000 - \$2,500,000

**Median House Price**

June quarter 2023: \$3,030,000



**Property Type:** House

Agent Comments

## Comparable Properties



**6 Greig St ALBERT PARK 3206 (REI/VG)**

Agent Comments



**Price:** \$2,500,000

**Method:** Sold Before Auction

**Date:** 28/04/2023

**Property Type:** House (Res)

**Land Size:** 162 sqm approx



**148 Page St MIDDLE PARK 3206 (REI/VG)**

Agent Comments



**Price:** \$2,488,000

**Method:** Private Sale

**Date:** 03/05/2023

**Property Type:** House (Res)

**Land Size:** 139 sqm approx

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.

Account - Whitefox Real Estate | P: 96459699



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