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

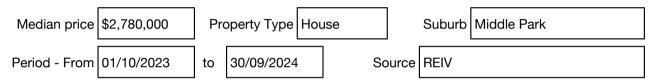
38A Langridge Street, Middle Park Vic 3206

Indicative selling price

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For the meaning	of this price see	consumer.vic.gov.au/	underaultina
i or the meaning	01 1113 price 300	consumer.vie.gov.au/	underquoting

Single price \$6,250,000

Median sale price



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 sixmonths 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		
2		
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:

30/11/2024 16:28







Property Type: House **Land Size:** 378 sqm approx Agent Comments Indicative Selling Price \$6,250,000 Median House Price Year ending September 2024: \$2,780,000

Comparable Properties

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.

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