## 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

123 Wright Street, Middle Park Vic 3206

#### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting									
Range betwee	\$3,950,000		&		\$4,340,000				
Median sale p	rice								
Median price	\$2,800,000	Pro	operty Type	Ηοι	ise		Suburb	Middle Park	
Period - From	01/07/2023	to	30/06/2024		So	urce	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.

Ado	dress of comparable property	Price	Date of sale
1	47 Nimmo St MIDDLE PARK 3206	\$4,325,000	25/05/2024
2	46 Canterbury Rd MIDDLE PARK 3206	\$4,225,000	19/04/2024
3	82 Kerferd Rd ALBERT PARK 3206	\$3,750,000	16/03/2024

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:

12/08/2024 16:07









**Property Type:** Agent Comments Indicative Selling Price \$3,950,000 - \$4,340,000 Median House Price Year ending June 2024: \$2,800,000

# **Comparable Properties**



47 Nimmo St MIDDLE PARK 3206 (REI)



Price: \$4,325,000 Method: Auction Sale Date: 25/05/2024 Property Type: House (Res) Agent Comments

Agent Comments



46 Canterbury Rd MIDDLE PARK 3206 (REI)



Price: \$4,225,000 Method: Sold Before Auction Date: 19/04/2024 Property Type: House (Res) Land Size: 349 sqm approx



82 Kerferd Rd ALBERT PARK 3206 (REI)

Agent Comments

Price: \$3,750,000 Method: Auction Sale Date: 16/03/2024 Property Type: House (Res) Land Size: 390 sqm approx

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#### Account - Cayzer | P: 03 9699 5999



propertydata

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