## Statement of Information Single residential property located in the Melbourne metropolitan area

### Section 47AF of the Estate Agents Act 1980

#### Property offered for sale

Including suburb and postcode

Address 76 Park Road, Middle Park Vic 3206

#### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting									
Range betweer	n \$3,700,000		&		\$3,900,000				
Median sale price									
Median price	\$2,485,000	Pro	Property Type Ho		ouse		Suburb	Middle Park	
Period - From	01/04/2022	to	31/03/2023		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 sixmonths that the estate agent or agent's representative considers to be most comparable to the property for sale.

Ad	dress of comparable property	Price	Date of sale
1	20 Page St ALBERT PARK 3206	\$4,165,000	25/02/2023
2	15 York St ST KILDA WEST 3182	\$3,800,000	25/03/2023
3			

OR

**B**<sup>\*</sup> 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:

19/04/2023 12:13







Property Type: House (Res) Land Size: 337 sqm approx Agent Comments Indicative Selling Price \$3,700,000 - \$3,900,000 Median House Price Year ending March 2023: \$2,485,000

# **Comparable Properties**

20 Page St ALBERT PARK 3206 (REI) 4 3 5 1 Price: \$4,165,000 Method: Auction Sale Date: 25/02/2023 Property Type: House (Res) Land Size: 265 sqm approx	Agent Comments
15 York St ST KILDA WEST 3182 (REI) 4 3 1 Price: \$3,800,000 Method: Auction Sale Date: 25/03/2023 Property Type: House (Res) Land Size: 308 sqm approx	Agent Comments

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 - Marshall White | P: 03 9822 9999

propertydata



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