

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

126 Hambleton Street, Middle Park Vic 3206
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Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between

\$4,300,000

 &

\$4,600,000

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	98 Armstrong St MIDDLE PARK 3206	\$4,600,000	09/09/2023
2	191 Page St MIDDLE PARK 3206	\$4,250,000	13/10/2023
3	146 Canterbury Rd MIDDLE PARK 3206	\$4,200,000	23/10/2023

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:

06/11/2023 14:14



4 2 1

Property Type: House
Land Size: 348 sqm approx
Agent Comments

Indicative Selling Price
\$4,300,000 - \$4,600,000
Median House Price
Year ending September 2023: \$2,205,000

Comparable Properties



98 Armstrong St MIDDLE PARK 3206 (REI/VG) **Agent Comments**

4 3 1

Price: \$4,600,000
Method: Auction Sale
Date: 09/09/2023
Property Type: House
Land Size: 231 sqm approx



191 Page St MIDDLE PARK 3206 (REI) **Agent Comments**

3 2 2

Price: \$4,250,000
Method: Private Sale
Date: 13/10/2023
Property Type: House
Land Size: 311 sqm approx



146 Canterbury Rd MIDDLE PARK 3206 (REI) **Agent Comments**

4 4 2

Price: \$4,200,000
Method: Sold Before Auction
Date: 23/10/2023
Property Type: House (Res)
Land Size: 270 sqm approx

Account - Marshall White | P: 03 9822 9999