

# 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

146 Canterbury Road, Middle Park Vic 3206
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### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between 

\$3,900,000
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 & 

\$4,200,000
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### Median sale price

Median price 

\$3,030,000
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 Property Type 

House
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 Suburb 

Middle Park
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Period - From 

01/04/2023
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 to 

30/06/2023
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 Source 

REIV
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### 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	30 Barrett St ALBERT PARK 3206	\$4,200,000	14/08/2023
3	76 Park Rd MIDDLE PARK 3206	\$4,025,000	18/05/2023

**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: 

28/09/2023 10:58
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4   4   2

**Property Type:** House (Res)

**Land Size:** 270 sqm approx

Agent Comments

**Indicative Selling Price**  
\$3,900,000 - \$4,200,000  
**Median House Price**  
June quarter 2023: \$3,030,000

## Comparable Properties



**98 Armstrong St MIDDLE PARK 3206 (REI)**

Agent Comments

4   3   1

**Price:** \$4,600,000

**Method:** Auction Sale

**Date:** 09/09/2023

**Property Type:** House



**30 Barrett St ALBERT PARK 3206 (REI)**

Agent Comments

4   3   1

**Price:** \$4,200,000

**Method:** Private Sale

**Date:** 14/08/2023

**Property Type:** House

**Land Size:** 216 sqm approx



**76 Park Rd MIDDLE PARK 3206 (REI)**

Agent Comments

4   2   1

**Price:** \$4,025,000

**Method:** Private Sale

**Date:** 18/05/2023

**Property Type:** House

**Land Size:** 337 sqm approx

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