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 |14 Park Road, Middle Park Vic 3206

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting									
Range betweer	\$3,200,000		&		\$3,500,000				
Median sale price									
Median price	\$2,880,000	Pro	operty Type	Hou	se		Suburb	Middle Park	
Period - From	01/10/2023	to	31/12/2023		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.

Ade	dress of comparable property	Price	Date of sale
1	20 Barrett St ALBERT PARK 3206	\$3,430,000	02/12/2023
2			
3			

OR

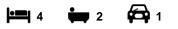
B^{*} The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:

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Property Type: House (Res) **Land Size:** 337sqm sqm approx Agent Comments Indicative Selling Price \$3,200,000 - \$3,500,000 Median House Price December quarter 2023: \$2,880,000

Comparable Properties



20 Barrett St ALBERT PARK 3206 (REI)



Price: \$3,430,000 Method: Auction Sale Date: 02/12/2023 Property Type: House (Res) 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



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