

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 21 Park Road, Middle Park Vic 3206

Indicative selling price

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

Range between \$2,000,000 & \$2,200,000

Median sale price

Median price \$3,030,000 Property Type House Suburb Middle Park
Period - From 01/04/2023 to 30/06/2023 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	46 Armstrong St MIDDLE PARK 3206	\$2,150,000	12/09/2023
2	27 Fraser St MIDDLE PARK 3206	\$2,065,000	21/04/2023
3	253 Richardson St MIDDLE PARK 3206	\$2,020,000	12/09/2023

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: 25/09/2023 16:03

21 Park Road, Middle Park Vic 3206

WHITEFOX

Peter Zervas

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3 2 0

Property Type: House

Agent Comments

Indicative Selling Price

\$2,000,000 - \$2,200,000

Median House Price

June quarter 2023: \$3,030,000

Comparable Properties



46 Armstrong St MIDDLE PARK 3206 (REI)

Agent Comments

2 2 -

Price: \$2,150,000

Method: Private Sale

Date: 12/09/2023

Property Type: House



27 Fraser St MIDDLE PARK 3206 (REI/VG)

Agent Comments

3 1 -

Price: \$2,065,000

Method: Private Sale

Date: 21/04/2023

Property Type: House

Land Size: 278 sqm approx



253 Richardson St MIDDLE PARK 3206 (REI)

Agent Comments

2 1 1

Price: \$2,020,000

Method: Private Sale

Date: 12/09/2023

Property Type: House

Account - Whitefox Real Estate | P: 96459699



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