

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 263 Richardson Street, Middle Park Vic 3206

Indicative selling price

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

Range between \$5,250,000 & \$5,750,000

Median sale price

Median price \$2,780,000 Property Type House Suburb Middle Park

Period - From 01/10/2023 to 30/09/2024 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	325 Richardson St MIDDLE PARK 3206	\$5,125,000	23/07/2024
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: 13/12/2024 10:49



 4  2  2

Property Type: House
Land Size: 312 sqm approx
Agent Comments

Indicative Selling Price
\$5,250,000 - \$5,750,000
Median House Price
Year ending September 2024: \$2,780,000

Comparable Properties

325 Richardson St MIDDLE PARK 3206 (REI/VG)

Agent Comments

 4  2  2

Price: \$5,125,000
Method: Sold Before Auction
Date: 23/07/2024
Property Type: House (Res)
Land Size: 371 sqm approx

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.