

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 85 Canterbury Road, Middle Park Vic 3206

Indicative selling price

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

Single price \$2,990,000

Median sale price

Median price \$2,532,500

Property Type House

Suburb Middle Park

Period - From 01/04/2023

to 31/03/2024

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	111 Nimmo St MIDDLE PARK 3206	\$2,910,000	13/04/2024
2	62 Canterbury Rd MIDDLE PARK 3206	\$2,880,000	16/12/2023
3	73 Park Rd MIDDLE PARK 3206	\$2,800,000	26/03/2024

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:

01/06/2024 14:49



 4  3  1

Property Type: House
Land Size: 256 sqm approx
Agent Comments

Indicative Selling Price
\$2,990,000
Median House Price
Year ending March 2024: \$2,532,500

Comparable Properties



111 Nimmo St MIDDLE PARK 3206 (REI/VG)

Agent Comments

 4  3  1

Price: \$2,910,000
Method: Private Sale
Date: 13/04/2024
Property Type: House
Land Size: 206 sqm approx



62 Canterbury Rd MIDDLE PARK 3206 (REI/VG)

Agent Comments

 4  2  2

Price: \$2,880,000
Method: Sold Before Auction
Date: 16/12/2023
Property Type: House (Res)
Land Size: 292 sqm approx



73 Park Rd MIDDLE PARK 3206 (REI)

Agent Comments

 4  3  2

Price: \$2,800,000
Method: Private Sale
Date: 26/03/2024
Property Type: House

Account - Marshall White | P: 03 9822 9999