

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

231B Richardson Street, Middle Park Vic 3206

Indicative selling price

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

Single price

\$3,480,000

Median sale price

Median price

\$2,750,000

Property Type

House

Suburb

Middle Park

Period - From

01/01/2022

to

31/12/2022

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	316 Albert Rd SOUTH MELBOURNE 3205	\$3,140,000	15/10/2022
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:

18/03/2023 15:50



4 3 1

Property Type: House
Land Size: 200 sqm approx
Agent Comments

Indicative Selling Price

\$3,480,000

Median House Price

Year ending December 2022: \$2,750,000

Comparable Properties



**316 Albert Rd SOUTH MELBOURNE 3205
(REI/VG)**

Agent Comments

3 2 1

Price: \$3,140,000
Method: Auction Sale
Date: 15/10/2022
Property Type: House (Res)
Land Size: 198 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.

Account - Jellis Craig | P: 03 8644 5500 | F: 03 9645 5393