# 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

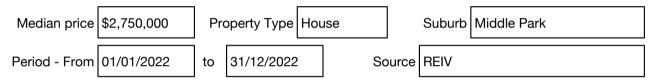
231B Richardson Street, Middle Park Vic 3206

#### Indicative selling price

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

Single price \$3,480,000

#### Median sale price



#### 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.

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**<sup>\*</sup> 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







**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)



Price: \$3,140,000 Method: Auction Sale Date: 15/10/2022 Property Type: House (Res) Land Size: 198 sqm approx 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 - Jellis Craig | P: 03 8644 5500 | F: 03 9645 5393



propertydata

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