

# 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 89 Armstrong Street, Middle Park Vic 3206

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$3,900,000 & \$4,200,000

### 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 | 94 Victoria Av ALBERT PARK 3206   | \$4,492,000 | 21/03/2023   |
| 2 | 8 Ferrars PI SOUTH MELBOURNE 3205 | \$4,350,000 | 04/03/2023   |
| 3 | 15 York St ST KILDA WEST 3182     | \$3,800,000 | 25/03/2023   |

**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: 05/04/2023 16:02



3 2 2

**Property Type:** House  
**Land Size:** 334 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$3,900,000 - \$4,200,000  
**Median House Price**  
Year ending December 2022: \$2,750,000

## Comparable Properties



94 Victoria Av ALBERT PARK 3206 (REI)

**Agent Comments**

3 2 2

**Price:** \$4,492,000  
**Method:** Sold Before Auction  
**Date:** 21/03/2023  
**Property Type:** House (Res)  
**Land Size:** 237 sqm approx



8 Ferrars PI SOUTH MELBOURNE 3205 (REI)

**Agent Comments**

4 2 1

**Price:** \$4,350,000  
**Method:** Auction Sale  
**Date:** 04/03/2023  
**Property Type:** House (Res)  
**Land Size:** 402 sqm approx



15 York St ST KILDA WEST 3182 (REI)

**Agent Comments**

4 3 1

**Price:** \$3,800,000  
**Method:** Auction Sale  
**Date:** 25/03/2023  
**Property Type:** House (Res)  
**Land Size:** 308 sqm approx

**Account - Fredman Property Group**



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