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

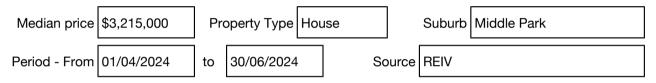
123 Wright Street, Middle Park Vic 3206

Indicative selling price

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			consumer.vic.gov.a	a/ under quoting

Single price \$4,375,000

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 six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Add	dress of comparable property	Price	Date of sale
1	47 Nimmo St MIDDLE PARK 3206	\$4,325,000	25/05/2024
2	46 Canterbury Rd MIDDLE PARK 3206	\$4,225,000	19/04/2024
3	82 Kerferd Rd ALBERT PARK 3206	\$3,750,000	16/03/2024

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:

17/09/2024 09:53









Property Type: House (Res) Land Size: 416 sqm approx Agent Comments

Indicative Selling Price \$4,375,000 Median House Price June guarter 2024: \$3,215,000

Comparable Properties





Date: 19/04/2024 Property Type: House (Res) Land Size: 349 sqm approx



82 Kerferd Rd ALBERT PARK 3206 (REI) **2** 4

Agent Comments

Agent Comments

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Account - Cayzer | P: 03 9699 5999



propertydata

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