

# 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 37 Harold 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 \$2,500,000 & \$2,600,000

### 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	35 Armstrong St MIDDLE PARK 3206	\$2,680,000	26/11/2022
2	35 Dinsdale St ALBERT PARK 3206	\$2,500,000	18/03/2023
3	86 Harold St MIDDLE PARK 3206	\$2,485,000	04/03/2023

**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: 27/03/2023 12:29



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**Rooms:** 5  
**Property Type:** House (Res)  
**Agent Comments**

**Indicative Selling Price**  
\$2,500,000 - \$2,600,000  
**Median House Price**  
Year ending December 2022: \$2,750,000

## Comparable Properties



**35 Armstrong St MIDDLE PARK 3206 (REI/VG)** **Agent Comments**

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**Price:** \$2,680,000  
**Method:** Auction Sale  
**Date:** 26/11/2022  
**Property Type:** House (Res)  
**Land Size:** 189 sqm approx



**35 Dinsdale St ALBERT PARK 3206 (REI)** **Agent Comments**

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**Price:** \$2,500,000  
**Method:** Sold Before Auction  
**Date:** 18/03/2023  
**Property Type:** House  
**Land Size:** 237 sqm approx



**86 Harold St MIDDLE PARK 3206 (REI)** **Agent Comments**

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**Price:** \$2,485,000  
**Method:** Auction Sale  
**Date:** 04/03/2023  
**Property Type:** House (Res)  
**Land Size:** 222 sqm approx

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