

# 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

57 Erskine 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 \$1,395,000 & \$1,495,000

### Median sale price

Median price \$2,205,000 Property Type House Suburb Middle Park

Period - From 01/10/2022 to 30/09/2023 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	134 Victoria Av ALBERT PARK 3206	\$1,500,000	20/09/2023
2	41 Erskine St MIDDLE PARK 3206	\$1,382,000	06/09/2023
3	83 Thomson St SOUTH MELBOURNE 3205	\$1,365,000	14/10/2023

**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:

24/10/2023 15:54



**Property Type:** House

**Land Size:** 129 sqm approx

**Agent Comments**

## Comparable Properties



**134 Victoria Av ALBERT PARK 3206 (REI)**

**Agent Comments**



**Price:** \$1,500,000

**Method:** Sold Before Auction

**Date:** 20/09/2023

**Property Type:** House (Res)

**Land Size:** 141 sqm approx



**41 Erskine St MIDDLE PARK 3206 (REI/VG)**

**Agent Comments**



**Price:** \$1,382,000

**Method:** Sold Before Auction

**Date:** 06/09/2023

**Property Type:** House (Res)

**Land Size:** 107 sqm approx



**83 Thomson St SOUTH MELBOURNE 3205 (REI)**

**Agent Comments**



**Price:** \$1,365,000

**Method:** Auction Sale

**Date:** 14/10/2023

**Property Type:** House (Res)