

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 62 Hambleton Street, Middle Park Vic 3206

Indicative selling price

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

Single price \$1,875,000

Median sale price

Median price \$2,800,000

Property Type House

Suburb Middle Park

Period - From 01/07/2023

to 30/06/2024

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	20 Kerferd PI ALBERT PARK 3206	\$1,941,000	27/04/2024
2	25 Wright St MIDDLE PARK 3206	\$1,862,500	16/03/2024
3	25 Carter St ALBERT PARK 3206	\$1,730,000	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:

09/09/2024 09:16



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Property Type: House (Res)

Agent Comments

Indicative Selling Price

\$1,875,000

Median House Price

Year ending June 2024: \$2,800,000

Comparable Properties



20 Kerferd PI ALBERT PARK 3206 (REI/VG)

Agent Comments

 3  2  -

Price: \$1,941,000

Method: Auction Sale

Date: 27/04/2024

Property Type: House (Res)

Land Size: 128 sqm approx



25 Wright St MIDDLE PARK 3206 (REI/VG)

Agent Comments

 2  1  -

Price: \$1,862,500

Method: Auction Sale

Date: 16/03/2024

Property Type: House

Land Size: 100 sqm approx



25 Carter St ALBERT PARK 3206 (REI/VG)

Agent Comments

 3  2  -

Price: \$1,730,000

Method: Auction Sale

Date: 16/03/2024

Property Type: House

Land Size: 105 sqm approx

Account - Marshall White | P: 03 9822 9999