

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 87 Armstrong Street, Middle Park Vic 3206

Indicative selling price

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

Range between \$4,800,000 & \$5,200,000

Median sale price

Median price \$2,860,000 Property Type House Suburb Middle Park

Period - From 31/01/2022 to 30/01/2023 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	95 Hambleton St MIDDLE PARK 3206	\$5,400,000	18/10/2022
2	281 Richardson St MIDDLE PARK 3206	\$5,050,000	17/09/2022
3			

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: 31/01/2023 16:06



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Property Type: House
Land Size: 421 sqm approx
Agent Comments

Indicative Selling Price
\$4,800,000 - \$5,200,000
Median House Price
31/01/2022 - 30/01/2023: \$2,860,000

Comparable Properties



95 Hambleton St MIDDLE PARK 3206 (REI)

Agent Comments

4 3 1

Price: \$5,400,000
Method: Private Sale
Date: 18/10/2022
Property Type: House
Land Size: 363 sqm approx



281 Richardson St MIDDLE PARK 3206 (REI)

Agent Comments

3 2 2

Price: \$5,050,000
Method: Auction Sale
Date: 17/09/2022
Property Type: House (Res)
Land Size: 371 sqm approx

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.

Account - Marshall White | P: 03 9822 9999