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

72 Hambleton Street, Middle Park Vic 3206

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au	/underquot	ing		
Range betwee	\$1,700,000		&		\$1,800,000			
Median sale p	rice							
Median price	\$2,680,000	Pro	operty Type	Hou	se		Suburb	Middle Park
Period - From	01/10/2022	to	31/12/2022		So	urce	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.

Ade	dress of comparable property	Price	Date of sale
1	32 Mountain St SOUTH MELBOURNE 3205	\$1,850,000	22/08/2022
2	244 Richardson St MIDDLE PARK 3206	\$1,820,000	27/11/2022
3	263 Danks St MIDDLE PARK 3206	\$1,700,000	17/09/2022

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:

16/02/2023 12:16



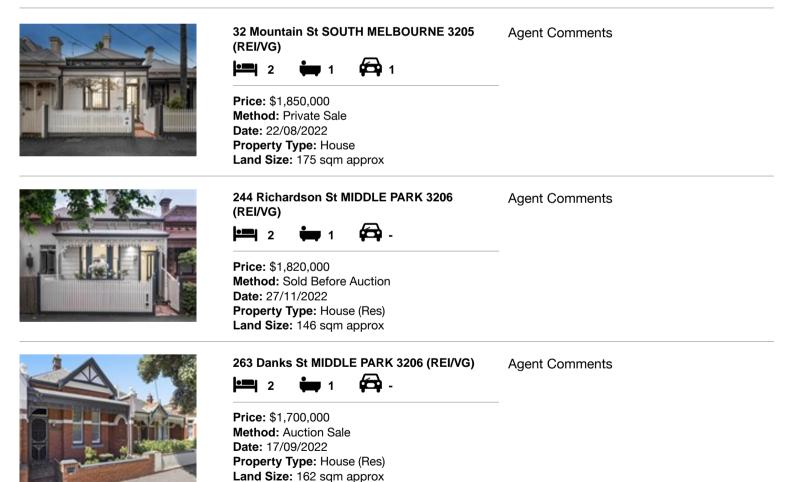




Property Type: House Agent Comments

Indicative Selling Price \$1,700,000 - \$1,800,000 Median House Price December quarter 2022: \$2,680,000

Comparable Properties



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