

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 consumer.vic.gov.au/underquoting

Range between

\$1,700,000

 &

\$1,800,000

Median sale price

Median price

\$2,680,000

 Property Type

House

 Suburb

Middle Park

Period - From

01/10/2022

 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	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



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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



32 Mountain St SOUTH MELBOURNE 3205
(REI/VG)

Agent Comments

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Price: \$1,850,000

Method: Private Sale

Date: 22/08/2022

Property Type: House

Land Size: 175 sqm approx



244 Richardson St MIDDLE PARK 3206
(REI/VG)

Agent Comments

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Price: \$1,820,000

Method: Sold Before Auction

Date: 27/11/2022

Property Type: House (Res)

Land Size: 146 sqm approx



263 Danks St MIDDLE PARK 3206 (REI/VG)

Agent Comments

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Price: \$1,700,000

Method: Auction Sale

Date: 17/09/2022

Property Type: House (Res)

Land Size: 162 sqm approx

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