

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

| |
|---|
| 240 Richardson Street, Middle Park Vic 3206 |
|---|

Indicative selling price

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

Range between

| |
|-------------|
| \$2,000,000 |
|-------------|

 &

| |
|-------------|
| \$2,200,000 |
|-------------|

Median sale price

Median price

| |
|-------------|
| \$2,550,000 |
|-------------|

 Property Type

| |
|-------|
| House |
|-------|

 Suburb

| |
|-------------|
| Middle Park |
|-------------|

Period - From

| |
|------------|
| 01/07/2024 |
|------------|

 to

| |
|------------|
| 30/09/2024 |
|------------|

 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 | 165 Kerferd Rd ALBERT PARK 3206 | \$2,670,000 | 27/07/2024 |
| 2 | 5 Boyd St ALBERT PARK 3206 | \$3,200,000 | 30/08/2024 |
| 3 | 118 Victoria Av ALBERT PARK 3206 | \$2,900,000 | 09/08/2024 |

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:

| |
|------------------|
| 17/10/2024 10:09 |
|------------------|



4 1

Property Type: House (Res)
Land Size: 298 sqm approx
Agent Comments

Indicative Selling Price
\$2,000,000 - \$2,200,000
Median House Price
September quarter 2024: \$2,550,000

Comparable Properties



165 Kerferd Rd ALBERT PARK 3206 (REI)

Agent Comments

4 2 1

Price: \$2,670,000
Method:
Date: 27/07/2024
Property Type: House



5 Boyd St ALBERT PARK 3206 (REI)

Agent Comments

4 2 1

Price: \$3,200,000
Method: Private Sale
Date: 30/08/2024
Property Type: House



118 Victoria Av ALBERT PARK 3206 (REI)

Agent Comments

3 2 -

Price: \$2,900,000
Method: Sold Before Auction
Date: 09/08/2024
Property Type: House (Res)
Land Size: 183 sqm approx

Account - Cayzer | P: 03 9646 0812



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