

# 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 46 Armstrong Street, Middle Park Vic 3206

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price \$2,295,000

### Median sale price

Median price \$3,030,000

Property Type House

Suburb Middle Park

Period - From 01/04/2023

to 30/06/2023

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	1 Finlay St ALBERT PARK 3206	\$2,100,000	22/03/2023
2	27 Fraser St MIDDLE PARK 3206	\$2,065,000	21/04/2023
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:

09/09/2023 16:17



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**Property Type:** House

Agent Comments

**Indicative Selling Price**

\$2,295,000

**Median House Price**

June quarter 2023: \$3,030,000

## Comparable Properties



1 Finlay St ALBERT PARK 3206 (REI/VG)

Agent Comments

2 2 -

**Price:** \$2,100,000

**Method:** Private Sale

**Date:** 22/03/2023

**Property Type:** House

**Land Size:** 118 sqm approx



27 Fraser St MIDDLE PARK 3206 (REI/VG)

Agent Comments

3 1 -

**Price:** \$2,065,000

**Method:** Private Sale

**Date:** 21/04/2023

**Property Type:** House

**Land Size:** 278 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