

# 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

11 Wright 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 \$2,645,000

### Median sale price

Median price \$2,532,500

Property Type House

Suburb Middle Park

Period - From 01/04/2023

to 31/03/2024

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	162 Neville St MIDDLE PARK 3206	\$3,028,000	24/02/2024
2	45 Graham St ALBERT PARK 3206	\$2,570,000	16/02/2024
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:

27/04/2024 12:02



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**Property Type:** House

**Agent Comments**

**Indicative Selling Price**

\$2,645,000

**Median House Price**

Year ending March 2024: \$2,532,500

## Comparable Properties



**162 Neville St MIDDLE PARK 3206 (REI)**

**Agent Comments**

4 2 -

**Price:** \$3,028,000

**Method:** Auction Sale

**Date:** 24/02/2024

**Property Type:** House (Res)



**45 Graham St ALBERT PARK 3206 (REI/VG)**

**Agent Comments**

3 2 -

**Price:** \$2,570,000

**Method:** Sold Before Auction

**Date:** 16/02/2024

**Property Type:** House (Res)

**Land Size:** 228 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