

# 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 331 Richardson 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)

Range between \$3,600,000 & \$3,900,000

### Median sale price

Median price \$2,780,000 Property Type House Suburb Middle Park

Period - From 01/10/2023 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	66 McGregor St MIDDLE PARK 3206	\$4,325,000	12/10/2024
2	83 Harold St MIDDLE PARK 3206	\$4,230,000	09/11/2024
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: 11/11/2024 10:00



 3  
  1  
  1

**Property Type:** HOUSE  
**Land Size:** 371 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
 \$3,600,000 - \$3,900,000  
**Median House Price**  
 Year ending September 2024: \$2,780,000

## Comparable Properties

66 McGregor St MIDDLE PARK 3206 (REI)

 4  
  1  
  -

**Price:** \$4,325,000  
**Method:**  
**Date:** 12/10/2024  
**Property Type:** House

Agent Comments

Sold \$4,325,000 - larger land



83 Harold St MIDDLE PARK 3206 (REI)

 4  
  2  
  3

**Price:** \$4,230,000  
**Method:** Auction Sale  
**Date:** 09/11/2024  
**Property Type:** House (Res)  
**Land Size:** 382 sqm approx

Agent Comments

Sold \$4,230,000

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



The State of Victoria owns the copyright in the property sales data and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the licensed material and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied. This information is supplied by Property Data Pty Ltd on behalf of the Real Estate Institute Victoria.

The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.