### Statement of Information

# Single residential property located in the Melbourne metropolitan area

#### Section 47AF of the Estate Agents Act 1980

Price

<b>Property</b>	offered	for sale
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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

Range between	\$3,600,000	&	\$3,900,000
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#### Median sale price

Median price	\$2,780,000	Pro	perty 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 sixmonths that the estate agent or agent's representative considers to be most comparable to the property for sale.

#### Address of comparable property

	aress of comparable property	1 1100	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



Date of sale







**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

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## Comparable Properties

66 Mcgregor St MIDDLE PARK 3206 (REI)

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4

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1

**a** .

Agent Comments

Sold \$4,325,000 - larger land

Price: \$4,325,000

Method:

Date: 12/10/2024 Property Type: House

83 Harold St MIDDLE PARK 3206 (REI)

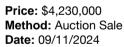
4





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Agent Comments Sold \$4,230,000



Property Type: House (Res) Land Size: 382 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 - Jellis Craig | P: 03 8644 5500 | F: 03 9645 5393



