

# 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 299 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 \$2,700,000 & \$2,900,000

### Median sale price

Median price \$2,750,000 Property Type House Suburb Middle Park

Period - From 01/01/2022 to 31/12/2022 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	69 Carter St MIDDLE PARK 3206	\$2,625,000	25/02/2023
2	24 Barrett St ALBERT PARK 3206	\$3,100,000	15/02/2023
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: 15/03/2023 16:41



4   2   1

**Property Type:** House (Res)

Agent Comments

**Indicative Selling Price**

\$2,700,000 - \$2,900,000

**Median House Price**

Year ending December 2022: \$2,750,000

## Comparable Properties



**69 Carter St MIDDLE PARK 3206 (REI)**

Agent Comments

4   2   -

**Price:** \$2,625,000

**Method:** Auction Sale

**Date:** 25/02/2023

**Property Type:** House (Res)



**24 Barrett St ALBERT PARK 3206 (REI)**

Agent Comments

3   2   1

**Price:** \$3,100,000

**Method:** Private Sale

**Date:** 15/02/2023

**Property Type:** House

**Land Size:** 215 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