

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 92A Wright Street, Middle Park Vic 3206

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$2,250,000 & \$2,350,000

Median sale price

Median price \$3,215,000 Property Type House Suburb Middle Park

Period - From 01/04/2024 to 30/06/2024 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	22 Neville St ALBERT PARK 3206	\$2,275,000	19/03/2024
2	332 Danks St MIDDLE PARK 3206	\$2,275,000	16/03/2024
3	68 Nimmo St MIDDLE PARK 3206	\$2,285,000	17/02/2024

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: 13/08/2024 09:53



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Property Type: House
Land Size: 211 sqm approx
 Agent Comments

Indicative Selling Price
 \$2,250,000 - \$2,350,000
Median House Price
 June quarter 2024: \$3,215,000

Comparable Properties



22 Neville St ALBERT PARK 3206 (REI/VG)

Agent Comments

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Price: \$2,275,000
Method: Private Sale
Date: 19/03/2024
Property Type: House
Land Size: 230 sqm approx



332 Danks St MIDDLE PARK 3206 (REI/VG)

Agent Comments

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Price: \$2,275,000
Method: Auction Sale
Date: 16/03/2024
Property Type: House (Res)
Land Size: 260 sqm approx



68 Nimmo St MIDDLE PARK 3206 (REI/VG)

Agent Comments

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Price: \$2,285,000
Method: Auction Sale
Date: 17/02/2024
Property Type: House (Res)
Land Size: 234 sqm approx

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