

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

400 Richardson Street, Middle Park Vic 3206

Indicative selling price

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

Range between \$2,400,000 & \$2,550,000

Median sale price

Median price \$2,190,000 Property Type House Suburb Middle Park

Period - From 30/11/2022 to 29/11/2023 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	219 Page St MIDDLE PARK 3206	\$2,025,000	19/08/2023
2	326 Richardson St MIDDLE PARK 3206	\$1,535,000	09/06/2023
3	50 Wright St MIDDLE PARK 3206	\$1,930,000	07/10/2023

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:

30/11/2023 11:33



3
 2
 1

Property Type: House

Agent Comments

Indicative Selling Price

\$2,400,000 - \$2,550,000

Median House Price

30/11/2022 - 29/11/2023: \$2,190,000

Comparable Properties

219 Page St MIDDLE PARK 3206 (REI)

Agent Comments

2
 1
 -

Price: \$2,025,000

Method:

Date: 19/08/2023

Property Type: House

326 Richardson St MIDDLE PARK 3206 (REI)

Agent Comments

2
 1
 1

Price: \$1,535,000

Method:

Date: 09/06/2023

Property Type: House



50 Wright St MIDDLE PARK 3206 (REI)

Agent Comments

2
 1
 1

Price: \$1,930,000

Method: Auction Sale

Date: 07/10/2023

Property Type: House (Res)

Land Size: 132 sqm approx