

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 57 Erskine Street, Middle Park Vic 3206

Indicative selling price

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

Single price \$1,580,000

Median sale price

Median price \$2,205,000

Property Type House

Suburb Middle Park

Period - From 01/10/2022

to 30/09/2023

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	13 Page St ALBERT PARK 3206	\$1,640,000	23/09/2023
2			
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:

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Pil Minerth

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Indicative Selling Price

\$1,580,000

Median House Price

Year ending September 2023: \$2,205,000



Property Type: House (Res)

Land Size: 129 sqm approx

Agent Comments

Comparable Properties



13 Page St ALBERT PARK 3206 (REI)

Agent Comments



Price: \$1,640,000

Method: Sold Before Auction

Date: 23/09/2023

Property Type: House (Res)

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.

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