

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 86 Harold Street, Middle Park Vic 3206

Indicative selling price

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

Range between \$2,200,000 & \$2,400,000

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	35 Armstrong St MIDDLE PARK 3206	\$2,680,000	26/11/2022
2	21 Dinsdale St ALBERT PARK 3206	\$2,420,000	24/12/2022
3	46 Langridge St MIDDLE PARK 3206	\$2,175,000	10/12/2022

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: 27/02/2023 23:28



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Property Type: House
Land Size: 222 sqm approx
Agent Comments

Indicative Selling Price
\$2,200,000 - \$2,400,000
Median House Price
Year ending December 2022: \$2,750,000

Comparable Properties



35 Armstrong St MIDDLE PARK 3206 (REI/VG) **Agent Comments**

3 1 -

Price: \$2,680,000
Method: Auction Sale
Date: 26/11/2022
Property Type: House (Res)
Land Size: 189 sqm approx



21 Dinsdale St ALBERT PARK 3206 (REI) **Agent Comments**

3 2 -

Price: \$2,420,000
Method: Private Sale
Date: 24/12/2022
Property Type: House



46 Langridge St MIDDLE PARK 3206 (REI) **Agent Comments**

2 2 -

Price: \$2,175,000
Method: Auction Sale
Date: 10/12/2022
Property Type: House (Res)
Land Size: 190 sqm approx

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