#### Statement of Information

# Single residential property located in the Melbourne metropolitan area

#### Section 47AF of the Estate Agents Act 1980

Price

<b>Property</b>	offered t	for sale
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Armstrong Street, Middle Park Vic 3206
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#### Indicative selling price

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

Range between \$1,950,000	&	\$2,100,000
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#### Median sale price

Median price	\$2,433,000	Pro	perty Type	House		Suburb	Middle Park
Period - From	01/07/2022	to	30/06/2023		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 sixmonths that the estate agent or agent's representative considers to be most comparable to the property for sale.

#### Address of comparable property

Au	areas or comparable property	1 1100	Date of Sale
1	27 Fraser St MIDDLE PARK 3206	\$2,065,000	21/04/2023
2	1 Finlay St ALBERT PARK 3206	\$2,100,000	22/03/2023
3			

#### OR

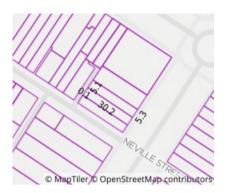
**B**\* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	17/08/2023 16:51



Date of sale





Indicative Selling Price \$1,950,000 - \$2,100,000 Median House Price Year ending June 2023: \$2,433,000

## Comparable Properties

27 Fraser St MIDDLE PARK 3206 (REI)

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Price: \$2,065,000

Method:

**Date:** 21/04/2023 **Property Type:** House

Agent Comments

1 Finlay St ALBERT PARK 3206 (REI)

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Price: \$2,100,000 Method: Date: 22/03/2023 Property Type: House **Agent Comments** 

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



