

## 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 105 Erskine Street, Middle Park Vic 3206

#### Indicative selling price

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

Single price \$1,895,000

#### Median sale price

Median price \$2,642,500 House X Unit Suburb Middle Park  
Period - From 01/10/2017 to 30/09/2018 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 70 Mills St ALBERT PARK 3206	\$2,120,000	26/07/2018
2 15 Harold St MIDDLE PARK 3206	\$1,775,000	11/10/2018
3 8 Mcgregor St MIDDLE PARK 3206	\$2,050,000	12/07/2018

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.~~



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**Rooms:** 5  
**Property Type:** House (Res)  
**Land Size:** 199 sqm approx  
 Agent Comments

**Indicative Selling Price**

\$1,895,000

**Median House Price**

Year ending September 2018: \$2,642,500

## Comparable Properties

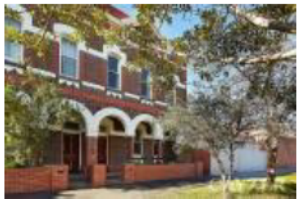


**70 Mills St ALBERT PARK 3206 (REI)**

Agent Comments



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**Price:** \$2,120,000  
**Method:** Sold Before Auction  
**Date:** 26/07/2018  
**Rooms:** 4  
**Property Type:** House (Res)  
**Land Size:** 161 sqm approx



**15 Harold St MIDDLE PARK 3206 (REI)**

Agent Comments



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**Price:** \$1,775,000  
**Method:** Private Sale  
**Date:** 11/10/2018  
**Rooms:** 6  
**Property Type:** House



**8 Mcgregor St MIDDLE PARK 3206 (REI)**

Agent Comments

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**Price:** \$2,050,000  
**Method:** Private Sale  
**Date:** 12/07/2018  
**Rooms:** 5  
**Property Type:** House  
**Land Size:** 182 sqm approx