

# 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

140 Canterbury Road, Middle Park Vic 3206

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price \$3,650,000

### Median sale price

Median price \$3,197,500

Property Type House

Suburb Middle Park

Period - From 01/10/2020

to 31/12/2020

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	56 Patterson St MIDDLE PARK 3206	\$3,900,000	27/11/2020
2	93 Harold St MIDDLE PARK 3206	\$3,620,000	21/11/2020
3	109 Wright St MIDDLE PARK 3206	\$3,606,000	20/02/2021

**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:

22/03/2021 10:33



 4  3  1

**Property Type:** House (Res)  
**Land Size:** 373 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$3,650,000

**Median House Price**  
December quarter 2020: \$3,197,500

## Comparable Properties



**56 Patterson St MIDDLE PARK 3206 (REI)**

**Agent Comments**

 3  3  2

**Price:** \$3,900,000  
**Method:** Sold Before Auction  
**Date:** 27/11/2020  
**Property Type:** House (Res)

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

**Agent Comments**

 2  1  3

**Price:** \$3,620,000  
**Method:** Auction Sale  
**Date:** 21/11/2020  
**Property Type:** House (Res)  
**Land Size:** 382 sqm approx



**109 Wright St MIDDLE PARK 3206 (REI)**

**Agent Comments**

 4  2  1

**Price:** \$3,606,000  
**Method:** Sold Before Auction  
**Date:** 20/02/2021  
**Property Type:** House (Res)  
**Land Size:** 412 sqm approx