

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 149 Canterbury Road, Middle Park Vic 3206

Indicative selling price

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

Range between \$4,800,000 & \$5,300,000

Median sale price

Median price \$2,650,000 House Unit Suburb Middle Park

Period - From 01/07/2017 to 30/06/2018 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	126 Page St MIDDLE PARK 3206	\$5,450,000	17/03/2018
2	80 Nimmo St MIDDLE PARK 3206	\$5,440,000	02/06/2018
3	31 Langridge St MIDDLE PARK 3206	\$5,000,000	31/10/2017

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.



4 3 2

Rooms:
Property Type: House
Agent Comments

Indicative Selling Price
\$4,800,000 - \$5,300,000

Median House Price
Year ending June 2018: \$2,650,000

Comparable Properties



126 Page St MIDDLE PARK 3206 (REI/VG)

Agent Comments

3 1 1

Price: \$5,450,000
Method: Auction Sale
Date: 17/03/2018
Rooms: -
Property Type: House (Res)
Land Size: 505 sqm approx



80 Nimmo St MIDDLE PARK 3206 (REI)

Agent Comments

4 1 2

Price: \$5,440,000
Method: Auction Sale
Date: 02/06/2018
Rooms: 7
Property Type: House (Res)
Land Size: 456 sqm approx



31 Langridge St MIDDLE PARK 3206 (REI/VG)

Agent Comments

4 3 1

Price: \$5,000,000
Method: Private Sale
Date: 31/10/2017
Rooms: 9
Property Type: House
Land Size: 255 sqm approx