

# 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

223A Page Street, 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)

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

### Median sale price

Median price \$2,890,000 Property Type House Suburb Middle Park

Period - From 01/10/2021 to 31/12/2021 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	1 Faussett La, Albert Park, Vic 3206, Australia	\$2,735,000	27/01/2022
2	12 Mills St ALBERT PARK 3206	\$2,165,000	26/02/2022
3	6 Mills St ALBERT PARK 3206	\$2,151,000	20/11/2021

**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:

08/04/2022 11:04



 3  
  2  
  1

**Property Type:** Townhouse

Agent Comments

**Indicative Selling Price**

\$2,200,000 - \$2,400,000

**Median House Price**

December quarter 2021: \$2,890,000

## Comparable Properties



**1 Faussett La, Albert Park, Vic 3206, Australia** Agent Comments  
(REI)

 3  
  2  
  1

**Price:** \$2,735,000

**Method:**

**Date:** 27/01/2022

**Property Type:** House



**12 Mills St ALBERT PARK 3206 (REI)** Agent Comments

 3  
  2  
  2

**Price:** \$2,165,000

**Method:** Auction Sale

**Date:** 26/02/2022

**Property Type:** House (Res)



**6 Mills St ALBERT PARK 3206 (REI/VG)** Agent Comments

 3  
  2  
  2

**Price:** \$2,151,000

**Method:** Auction Sale

**Date:** 20/11/2021

**Property Type:** Townhouse (Res)

**Land Size:** 155 sqm approx

Account - Cayzer | P: 03 9699 5999



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