Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property	offered t	for sale
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Address	2/5-7 Harold Street, Middle Park Vic 3206
Including suburb and	
postcode	

Indicative selling price

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

Range between \$490,000	&	\$520,000
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Median sale price

Median price	\$965,000	Pro	perty Type Ur	nit		Suburb	Middle Park
Period - From	08/11/2020	to	07/11/2021	So	ource	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

Add	dress of comparable property	Price	Date of sale
1	46a Napier St SOUTH MELBOURNE 3205	\$505,000	31/07/2021
2	9/52 Moubray St ALBERT PARK 3206	\$505,000	05/10/2021
3	12/11-17 Park St ST KILDA WEST 3182	\$500,000	12/10/2021

OR

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

This Statement of Information was prepared on:	08/11/2021 09:54







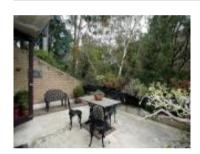


Property Type: Apartment **Agent Comments**

Indicative Selling Price \$490,000 - \$520,000 **Median Unit Price**

08/11/2020 - 07/11/2021: \$965,000

Comparable Properties



46a Napier St SOUTH MELBOURNE 3205 (REI) Agent Comments

Price: \$505,000 Method: Auction Sale Date: 31/07/2021 Property Type: Unit



9/52 Moubray St ALBERT PARK 3206 (REI)

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Price: \$505,000 Method: Private Sale Date: 05/10/2021

Property Type: Apartment



Price: \$500,000 Method: Private Sale Date: 12/10/2021

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Property Type: Apartment

Agent Comments

Agent Comments

Account - Cayzer | P: 03 9646 0812



