

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 31 Langridge Street, Middle Park Vic 3206

Indicative selling price

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

Range between \$4,800,000 & \$5,280,000

Median sale price

Median price \$2,225,000 House Unit Suburb Middle Park

Period - From 01/07/2016 to 30/06/2017 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	206 Page St MIDDLE PARK 3206	\$6,985,000	09/04/2017
2	136 Page St MIDDLE PARK 3206	\$6,400,000	09/09/2017
3	24 Herbert St ALBERT PARK 3206	\$5,000,000	05/08/2017

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.~~



Rooms:
Property Type: Land (Res)
Land Size: 255 sqm approx
Agent Comments

Indicative Selling Price
\$4,800,000 - \$5,280,000
Median House Price
Year ending June 2017: \$2,225,000

Comparable Properties



206 Page St MIDDLE PARK 3206 (REI)

Agent Comments



Price: \$6,985,000
Method: Auction Sale
Date: 09/04/2017
Rooms: 8
Property Type: House (Res)
Land Size: 670 sqm approx



136 Page St MIDDLE PARK 3206 (REI)

Agent Comments



Price: \$6,400,000
Method: Auction Sale
Date: 09/09/2017
Rooms: -
Property Type: House (Res)
Land Size: 553 sqm approx



24 Herbert St ALBERT PARK 3206 (REI)

Agent Comments



Price: \$5,000,000
Method: Auction Sale
Date: 05/08/2017
Rooms: 5
Property Type: House (Res)