

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 354 Richardson Street, Middle Park Vic 3206

Indicative selling price

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

Single price \$2,679,000

Median sale price

Median price \$2,642,500 House Unit Suburb Middle Park

Period - From 01/10/2017 to 30/09/2018 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	121 Richardson St ALBERT PARK 3206	\$3,090,000	15/09/2018
2	18 Page St ALBERT PARK 3206	\$2,740,000	21/07/2018
3	41 St Vincent St ALBERT PARK 3206	\$2,710,000	11/05/2018

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 2 1

Rooms:
Property Type: House (Res)
Land Size: 167 sqm approx
 Agent Comments

Indicative Selling Price
 \$2,679,000
Median House Price
 Year ending September 2018: \$2,642,500

Comparable Properties



121 Richardson St ALBERT PARK 3206 (REI/VG)

Agent Comments

3 2 -

Price: \$3,090,000
Method: Auction Sale
Date: 15/09/2018
Rooms: 5
Property Type: House (Res)
Land Size: 180 sqm approx



18 Page St ALBERT PARK 3206 (REI/VG)

Agent Comments

3 2 -

Price: \$2,740,000
Method: Auction Sale
Date: 21/07/2018
Rooms: -
Property Type: House (Res)
Land Size: 160 sqm approx



41 St Vincent St ALBERT PARK 3206 (REI/VG)

Agent Comments

3 2 1

Price: \$2,710,000
Method: Private Sale
Date: 11/05/2018
Rooms: 4
Property Type: House (Res)
Land Size: 167 sqm approx