

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 400 Richardson Street, Middle Park Vic 3206

Indicative selling price

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

Range between \$2,550,000 & \$2,650,000

Median sale price

Median price \$2,087,500 Property Type House Suburb Middle Park

Period - From 01/07/2023 to 30/09/2023 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	219 Page St MIDDLE PARK 3206	\$2,025,000	19/08/2023
2	326 Richardson St MIDDLE PARK 3206	\$1,535,000	12/06/2023
3	50 Wright St MIDDLE PARK 3206	\$1,930,000	07/10/2023

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: 11/12/2023 09:32



 3  2  1

Property Type: House (Res)

Agent Comments

Indicative Selling Price

\$2,550,000 - \$2,650,000

Median House Price

September quarter 2023: \$2,087,500

Comparable Properties

219 Page St MIDDLE PARK 3206 (REI)

Agent Comments

 2  1  -

Price: \$2,025,000

Method:

Date: 19/08/2023

Property Type: House

326 Richardson St MIDDLE PARK 3206 (REI)

Agent Comments

 2  1  1

Price: \$1,535,000

Method:

Date: 12/06/2023

Property Type: House



50 Wright St MIDDLE PARK 3206 (REI)

Agent Comments

 2  1  1

Price: \$1,930,000

Method: Auction Sale

Date: 07/10/2023

Property Type: House (Res)

Land Size: 132 sqm approx

Account - Cayzer | P: 03 9699 5999