

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

47 Park Road, Middle Park Vic 3206

Indicative selling price

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

Single price \$3,690,000

Median sale price

Median price \$2,860,000

Property Type House

Suburb Middle Park

Period - From 01/01/2022

to 31/03/2022

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	47 Dinsdale St ALBERT PARK 3206	\$3,750,000	25/10/2021
2	19 Langridge St MIDDLE PARK 3206	\$3,700,000	15/12/2021
3	24 Harold St MIDDLE PARK 3206	\$3,645,000	21/10/2021

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:

19/05/2022 11:32



 4
  2
  1

Property Type: House

Agent Comments

Indicative Selling Price

\$3,690,000

Median House Price

March quarter 2022: \$2,860,000

Comparable Properties



47 Dinsdale St ALBERT PARK 3206 (REI/VG)

Agent Comments

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  2
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Price: \$3,750,000

Method: Auction Sale

Date: 25/10/2021

Property Type: House (Res)

Land Size: 238 sqm approx



19 Langridge St MIDDLE PARK 3206 (VG)

Agent Comments

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Price: \$3,700,000

Method: Sale

Date: 15/12/2021

Property Type: House - Terrace

Land Size: 208 sqm approx



24 Harold St MIDDLE PARK 3206 (REI/VG)

Agent Comments

 3
  1
  1

Price: \$3,645,000

Method: Private Sale

Date: 21/10/2021

Property Type: House (Res)

Land Size: 186 sqm approx

Account - Cayzer | P: 03 9699 5999



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