

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

50 McGregor Street, Middle Park Vic 3206

Indicative selling price

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

Range between

\$2,650,000

&

\$2,900,000

Median sale price

Median price

\$2,650,000

House

X

Unit

Suburb

Middle Park

Period - From

01/07/2017

to

30/06/2018

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	49 Park Rd MIDDLE PARK 3206	\$3,050,000	30/06/2018
2	49 Page St ALBERT PARK 3206	\$2,860,000	05/05/2018
3	364 Richardson St MIDDLE PARK 3206	\$2,620,000	12/05/2018

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.



 3  1  1

Rooms:
Property Type: House
Agent Comments

Indicative Selling Price
\$2,650,000 - \$2,900,000
Median House Price
Year ending June 2018: \$2,650,000

Comparable Properties



49 Park Rd MIDDLE PARK 3206 (REI)

Agent Comments

 4  1  1

Price: \$3,050,000
Method: Auction Sale
Date: 30/06/2018
Rooms: -
Property Type: House (Res)



49 Page St ALBERT PARK 3206 (REI)

Agent Comments

 3  1  1

Price: \$2,860,000
Method: Auction Sale
Date: 05/05/2018
Rooms: -
Property Type: House (Res)



364 Richardson St MIDDLE PARK 3206 (REI)

Agent Comments

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Price: \$2,620,000
Method: Auction Sale
Date: 12/05/2018
Rooms: -
Property Type: Land (Res)