

# 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 5/307 Richardson Street, Middle Park Vic 3206

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$440,000 & \$450,000

### Median sale price

Median price \$947,000 Property Type Unit Suburb Middle Park

Period - From 01/07/2022 to 30/06/2023 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	1/41 Park St ST KILDA WEST 3182	\$450,000	26/07/2023
2	12/86 Park St ST KILDA WEST 3182	\$450,000	06/06/2023
3	21/41 Park St ST KILDA WEST 3182	\$440,000	16/06/2023

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: 19/09/2023 16:42



1 1 1

**Property Type:** Apartment  
**Agent Comments**

**Indicative Selling Price**

\$440,000 - \$450,000

**Median Unit Price**

Year ending June 2023: \$947,000

## Comparable Properties

**1/41 Park St ST KILDA WEST 3182 (VG)**

**Agent Comments**

1 - -

**Price:** \$450,000

**Method:** Sale

**Date:** 26/07/2023

**Property Type:** Strata Unit/Flat



**12/86 Park St ST KILDA WEST 3182 (REI/VG)**

**Agent Comments**

2 1 1

**Price:** \$450,000

**Method:** Sold Before Auction

**Date:** 06/06/2023

**Property Type:** Apartment



**21/41 Park St ST KILDA WEST 3182 (VG)**

**Agent Comments**

- - -

**Price:** \$440,000

**Method:** Sale

**Date:** 16/06/2023

**Property Type:** Strata Unit/Flat

**Account - Cayzer** | P: 03 9699 5999



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