

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 6/5-7 Harold Street, Middle Park Vic 3206

Indicative selling price

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

Range between \$410,000 & \$430,000

Median sale price

Median price \$780,000 Property Type Unit Suburb Middle Park

Period - From 01/04/2023 to 31/03/2024 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	13/102 Park St ST KILDA WEST 3182	\$440,000	16/12/2023
2	11/52 Moubray St ALBERT PARK 3206	\$432,500	28/02/2024
3	12/28 Park Rd MIDDLE PARK 3206	\$410,000	24/02/2024

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: 09/05/2024 09:51



1 1 1

Property Type: Apartment
Agent Comments

Indicative Selling Price

\$410,000 - \$430,000

Median Unit Price

Year ending March 2024: \$780,000

Comparable Properties



13/102 Park St ST KILDA WEST 3182 (REI/VG) **Agent Comments**

1 1 1

Price: \$440,000

Method: Auction Sale

Date: 16/12/2023

Property Type: Apartment



11/52 Moubray St ALBERT PARK 3206 (REI) **Agent Comments**

1 1 -

Price: \$432,500

Method: Private Sale

Date: 28/02/2024

Property Type: Apartment



12/28 Park Rd MIDDLE PARK 3206 (REI/VG) **Agent Comments**

1 1 1

Price: \$410,000

Method: Auction Sale

Date: 24/02/2024

Property Type: Apartment

Account - Cayzer | P: 03 9699 5999