

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 69 Park Road, Middle Park Vic 3206

Indicative selling price

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

Range between \$3,800,000 & \$4,150,000

Median sale price

Median price \$2,300,000 House X Unit Suburb Middle Park

Period - From 01/10/2016 to 30/09/2017 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 | 329 Richardson St MIDDLE PARK 3206 | \$4,305,000 | 22/09/2017 |
| 2 | 57 Park Rd MIDDLE PARK 3206 | \$3,845,000 | 28/10/2017 |
| 3 | 70 Herbert St MIDDLE PARK 3206 | \$3,500,000 | 19/08/2017 |

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 0 2

Rooms:
Property Type: House (Res)
Land Size: 427 sqm approx
Agent Comments

Indicative Selling Price
\$3,800,000 - \$4,150,000
Median House Price
Year ending September 2017: \$2,300,000

Comparable Properties



329 Richardson St MIDDLE PARK 3206 (VG) [Agent Comments](#)

3 - -

Price: \$4,305,000
Method: Sale
Date: 22/09/2017
Rooms: -
Property Type: House (Res)
Land Size: 371 sqm approx

57 Park Rd MIDDLE PARK 3206 (REI) [Agent Comments](#)

4 2 2

Price: \$3,845,000
Method: Auction Sale
Date: 28/10/2017
Rooms: 8
Property Type: House (Res)
Land Size: 363 sqm approx



70 Herbert St MIDDLE PARK 3206 (REI/VG) [Agent Comments](#)

3 2 1

Price: \$3,500,000
Method: Auction Sale
Date: 19/08/2017
Rooms: 4
Property Type: House (Res)
Land Size: 296 sqm approx