

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property	offered	for	sal	e
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Address	69 Park Road, Middle Park Vic 3206
Including suburb and	
postcode	

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	Hou	ise 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

,	areas areas property		2410 01 0410
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.

Account - Cayzer | P: 03 9699 5999





Price

Date of sale

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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)

--- 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)

--4





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)

= 3





Price: \$3,500,000 Method: Auction Sale Date: 19/08/2017

Rooms: 4

Property Type: House (Res) Land Size: 296 sqm approx

Agent Comments

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The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.

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