## Statement of Information Single residential property located in the Melbourne metropolitan area

#### Section 47AF of the Estate Agents Act 1980

#### Property offered for sale

Including suburb and postcode

Address 73A Park Road, Middle Park Vic 3206

#### Indicative selling price

For the meaning	of this price see	e cons	sumer.vic.go	ov.au	/underquot	ting		
Range betwee	\$3,300,000		&		\$3,600,000			
Median sale p	rice							
Median price	\$2,227,500	Pro	roperty Type House		ISE	e		Middle Park
Period - From	01/07/2022	to	30/09/2022		So	urce	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.

Ado	dress of comparable property	Price	Date of sale
1	378 Danks St MIDDLE PARK 3206	\$3,250,000	19/08/2022
2	322 Danks St MIDDLE PARK 3206	\$3,100,000	26/11/2022
3	8 Withers St ALBERT PARK 3206	\$2,960,000	17/09/2022

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.

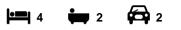
This Statement of Information was prepared on:

24/01/2023 12:51









**Property Type:** House Agent Comments

Indicative Selling Price \$3,300,000 - \$3,600,000 Median House Price September quarter 2022: \$2,227,500

# **Comparable Properties**



378 Danks St MIDDLE PARK 3206 (REI/VG)



Price: \$3,250,000 Method: Private Sale Date: 19/08/2022 Property Type: House Land Size: 150 sqm approx

322 Danks St MIDDLE PARK 3206 (REI)



Price: \$3,100,000 Method: Auction Sale Date: 26/11/2022 Property Type: House (Res) Land Size: 180 sqm approx



8 Withers St ALBERT PARK 3206 (REI/VG)



**06 (REI/VG)** Agent Comments

Agent Comments

Agent Comments

Price: \$2,960,000 Method: Auction Sale Date: 17/09/2022 Property Type: House (Res) Land Size: 153 sqm approx

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



propertydata

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