

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

73A Park Road, Middle Park Vic 3206

Indicative selling price

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

Range between \$3,300,000 & \$3,600,000

Median sale price

Median price \$2,227,500 Property Type House Suburb Middle Park

Period - From 01/07/2022 to 30/09/2022 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	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



 4
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  2

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)

Agent Comments

 4
  2
  2

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)

Agent Comments

 4
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  1

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)

Agent Comments

 3
  2
  1

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



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