

# 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

74 Park Road, Middle Park Vic 3206

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$2,500,000 & \$2,750,000

### Median sale price

Median price \$2,800,000 Property Type House Suburb Middle Park

Period - From 01/07/2023 to 30/06/2024 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	67 Park Rd MIDDLE PARK 3206	\$2,710,000	27/05/2024
2	400 Richardson St MIDDLE PARK 3206	\$2,450,000	17/04/2024
3	160 Kerferd Rd ALBERT PARK 3206	\$2,480,000	17/04/2024

**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:

19/09/2024 09:44



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**Property Type:** House  
**Land Size:** 340 sqm approx  
 Agent Comments

**Indicative Selling Price**  
 \$2,500,000 - \$2,750,000  
**Median House Price**  
 Year ending June 2024: \$2,800,000

## Comparable Properties



67 Park Rd MIDDLE PARK 3206 (REI/VG)

Agent Comments

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**Price:** \$2,710,000  
**Method:** Private Sale  
**Date:** 27/05/2024  
**Property Type:** House (Res)  
**Land Size:** 300 sqm approx



400 Richardson St MIDDLE PARK 3206 (REI/VG)

Agent Comments

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**Price:** \$2,450,000  
**Method:** Private Sale  
**Date:** 17/04/2024  
**Property Type:** House (Res)  
**Land Size:** 246 sqm approx

160 Kerferd Rd ALBERT PARK 3206 (REI/VG)

Agent Comments

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**Price:** \$2,480,000  
**Method:** Private Sale  
**Date:** 17/04/2024  
**Property Type:** House (Res)  
**Land Size:** 288 sqm approx

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