

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 79 Hambleton Street, Middle Park Vic 3206

Indicative selling price

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

Range between \$1,900,000 & \$2,090,000

Median sale price

Median price \$2,300,000 House 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	23 Faussett St ALBERT PARK 3206	\$1,910,000	02/09/2017
2	43 Nimmo St MIDDLE PARK 3206	\$1,865,000	29/10/2017
3	74 Mills St ALBERT PARK 3206	\$1,825,000	07/08/2017

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.



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Rooms:

Property Type: House (Previously Occupied - Detached)

Land Size: 200 sqm approx

Agent Comments

Indicative Selling Price

\$1,900,000 - \$2,090,000

Median House Price

Year ending September 2017: \$2,300,000

Comparable Properties



23 Faussett St ALBERT PARK 3206 (REI/VG)

Agent Comments

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Price: \$1,910,000

Method: Auction Sale

Date: 02/09/2017

Rooms: 5

Property Type: House (Res)

Land Size: 180 sqm approx



43 Nimmo St MIDDLE PARK 3206 (REI)

Agent Comments

 4
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Price: \$1,865,000

Method: Sold After Auction

Date: 29/10/2017

Rooms: -

Property Type: House

Land Size: 181 sqm approx



74 Mills St ALBERT PARK 3206 (REI/VG)

Agent Comments

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Price: \$1,825,000

Method: Private Sale

Date: 07/08/2017

Rooms: 4

Property Type: House (Res)

Land Size: 200 sqm approx