## 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

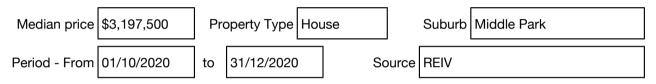
140 Canterbury Road, Middle Park Vic 3206

#### Indicative selling price

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		price see	consumer.vic.gov.au	/ under guoting

Single price \$3,650,000

#### Median sale price



#### 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.

Add	dress of comparable property	Price	Date of sale
1	56 Patterson St MIDDLE PARK 3206	\$3,900,000	27/11/2020
2	93 Harold St MIDDLE PARK 3206	\$3,620,000	21/11/2020
3	109 Wright St MIDDLE PARK 3206	\$3,606,000	20/02/2021

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:

22/03/2021 10:33









Property Type: House (Res) Land Size: 373 sqm approx Agent Comments Indicative Selling Price \$3,650,000 Median House Price December quarter 2020: \$3,197,500

# **Comparable Properties**



56 Patterson St MIDDLE PARK 3206 (REI)



Price: \$3,900,000 Method: Sold Before Auction Date: 27/11/2020 Property Type: House (Res)

Agent Comments

Agent Comments

Price: \$3,620,000 Method: Auction Sale Date: 21/11/2020

Property Type: House (Res) Land Size: 382 sqm approx

2

93 Harold St MIDDLE PARK 3206 (REI)

**6** 3

109 Wright St MIDDLE PARK 3206 (REI)



Agent Comments

Price: \$3,606,000 Method: Sold Before Auction Date: 20/02/2021 Property Type: House (Res) Land Size: 412 sqm approx

Account - Cayzer | P: 03 9646 0812





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.