

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
2/41 Park Road, Middle Park Vic 3206

Indicative selling price

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

Range between \$1,000,000 & \$1,100,000

Median sale price

Median price \$760,000 House Unit X Suburb Middle Park

Period - From 01/04/2017 to 31/03/2018 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	4/21 St Vincent St ALBERT PARK 3206	\$1,300,000	21/05/2018
2	1/267 Beaconsfield Pde MIDDLE PARK 3206	\$1,150,000	17/03/2018
3	11/123 Beaconsfield Pde ALBERT PARK 3206	\$1,020,000	28/03/2018

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.



1
 2
 1

Rooms:
Property Type: Villa
 Agent Comments

Indicative Selling Price
 \$1,000,000 - \$1,100,000
Median Unit Price
 Year ending March 2018: \$760,000

Comparable Properties



4/21 St Vincent St ALBERT PARK 3206 (REI) Agent Comments

2
 2
 2

Price: \$1,300,000
Method: Private Sale
Date: 21/05/2018
Rooms: 3
Property Type: Townhouse (Single)



1/267 Beaconsfield Pde MIDDLE PARK 3206 (REI/VG) Agent Comments

2
 2
 1

Price: \$1,150,000
Method: Auction Sale
Date: 17/03/2018
Rooms: 4
Property Type: Apartment
Land Size: 1117 sqm approx



11/123 Beaconsfield Pde ALBERT PARK 3206 (VG) Agent Comments

2
 -
 -

Price: \$1,020,000
Method: Sale
Date: 28/03/2018
Rooms: -
Property Type: Flat/Unit/Apartment (Res)