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

223A Page Street, Middle Park Vic 3206

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	ov.au/	/underquot	ting		
Range betwee	\$2,200,000		&		\$2,400,000			
Median sale p	rice							
Median price	\$2,890,000	Pro	operty Type	Hou	se		Suburb	Middle Park
Period - From	01/10/2021	to	31/12/2021		So	urce	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.

Add	dress of comparable property	Price	Date of sale
1	1 Faussett La, Albert Park, Vic 3206, Australia	\$2,735,000	27/01/2022
2	12 Mills St ALBERT PARK 3206	\$2,165,000	26/02/2022
3	6 Mills St ALBERT PARK 3206	\$2,151,000	20/11/2021

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.

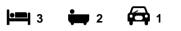
This Statement of Information was prepared on:

08/04/2022 11:04









1 Faussett La, Albert Park, Vic 3206, Australia Agent Comments

Property Type: Townhouse Agent Comments Indicative Selling Price \$2,200,000 - \$2,400,000 Median House Price December quarter 2021: \$2,890,000

Comparable Properties



Price: \$2,735,000 Method: Date: 27/01/2022 Property Type: House

(REI)

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12 Mills St ALBERT PARK 3206 (REI)



Price: \$2,165,000 Method: Auction Sale Date: 26/02/2022 Property Type: House (Res)

6 Mills St ALBERT PARK 3206 (REI/VG)

Agent Comments

Agent Comments



Price: \$2,151,000 Method: Auction Sale Date: 20/11/2021 Property Type: Townhouse (Res) Land Size: 155 sqm approx

Account - Cayzer | P: 03 9699 5999

propertydata



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