

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale	Pι	rop	erty	offer	ed for	sale
---------------------------	----	-----	------	-------	--------	------

Address	354 Richardson Street, Middle Park Vic 3206
Including suburb and	
postcode	

Indicative selling price

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

Single price	\$2,679,000

Median sale price

Median price	\$2,642,500	Hou	se X	Unit		Suburb	Middle Park
Period - From	01/10/2017	to	30/09/2018		Source	REIV	

Comparable property sales (*Delete A or B below as applicable)

Α* 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

Add	dress of comparable property	Price	Date of sale
1	121 Richardson St ALBERT PARK 3206	\$3,090,000	15/09/2018
2	18 Page St ALBERT PARK 3206	\$2,740,000	21/07/2018
3	41 St Vincent St ALBERT PARK 3206	\$2,710,000	11/05/2018

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.

Account - Cayzer | P: 03 9699 5999





Generated: 18/12/2018 16:05











Rooms:

Property Type: House (Res) Land Size: 167 sqm approx

Agent Comments

Indicative Selling Price \$2,679,000 **Median House Price** Year ending September 2018: \$2,642,500

Comparable Properties



121 Richardson St ALBERT PARK 3206 (REI/VG)







Price: \$3,090,000 Method: Auction Sale Date: 15/09/2018

Rooms: 5

Property Type: House (Res) Land Size: 180 sqm approx Agent Comments



18 Page St ALBERT PARK 3206 (REI/VG)









Price: \$2,740,000 Method: Auction Sale Date: 21/07/2018

Rooms: -

Property Type: House (Res) Land Size: 160 sqm approx **Agent Comments**



41 St Vincent St ALBERT PARK 3206 (REI/VG) Agent Comments



Price: \$2,710,000 Method: Private Sale Date: 11/05/2018

Rooms: 4

Property Type: House (Res) Land Size: 167 sqm approx

Account - Cayzer | P: 03 9699 5999





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.

Generated: 18/12/2018 16:05