

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 36 Park Road, Middle Park Vic 3206

Indicative selling price

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

Range between \$2,400,000 & \$2,600,000

Median sale price

Median price \$2,287,500 House Unit Suburb Middle Park

Period - From 01/01/2017 to 31/12/2017 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	19 Greig St ALBERT PARK 3206	\$2,750,000	04/10/2017
2	2 Ashworth St ALBERT PARK 3206	\$2,425,000	02/12/2017
3	127 Page St ALBERT PARK 3206	\$2,302,000	28/10/2017

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.



4 2 1

Rooms:
Property Type: House (Res)
Land Size: 200 sqm approx
Agent Comments

Indicative Selling Price
\$2,400,000 - \$2,600,000
Median House Price
Year ending December 2017: \$2,287,500

Comparable Properties



19 Greig St ALBERT PARK 3206 (REI/VG)

Agent Comments

3 2 1

Price: \$2,750,000
Method: Private Sale
Date: 04/10/2017
Rooms: -
Property Type: House (Res)
Land Size: 163 sqm approx

2 Ashworth St ALBERT PARK 3206 (REI)

Agent Comments

3 3 1

Price: \$2,425,000
Method: Auction Sale
Date: 02/12/2017
Rooms: -
Property Type: House (Res)



127 Page St ALBERT PARK 3206 (REI)

Agent Comments

4 2 -

Price: \$2,302,000
Method: Auction Sale
Date: 28/10/2017
Rooms: 5
Property Type: House
Land Size: 139 sqm approx