

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 4/223 Page Street, Middle Park Vic 3206

Indicative selling price

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

Range between \$680,000 & \$740,000

Median sale price

Median price \$1,070,000 Property Type Unit Suburb Middle Park

Period - From 01/01/2021 to 31/12/2021 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	53/197 Canterbury Rd ST KILDA WEST 3182	\$700,000	30/01/2022
2	21/109 Nimmo St MIDDLE PARK 3206	\$685,000	05/03/2022
3	28/145 Fitzroy St ST KILDA 3182	\$680,100	08/10/2021

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: 31/03/2022 10:32



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Rooms: 1
Property Type:
Agent Comments

Indicative Selling Price
 \$680,000 - \$740,000
Median Unit Price
 Year ending December 2021: \$1,070,000

Comparable Properties



53/197 Canterbury Rd ST KILDA WEST 3182 (REI) **Agent Comments**

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Price: \$700,000
Method: Private Sale
Date: 30/01/2022
Property Type: Apartment



21/109 Nimmo St MIDDLE PARK 3206 (REI) **Agent Comments**

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Price: \$685,000
Method: Auction Sale
Date: 05/03/2022
Property Type: Apartment



28/145 Fitzroy St ST KILDA 3182 (REI) **Agent Comments**

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Price: \$680,100
Method: Private Sale
Date: 08/10/2021
Property Type: Apartment

Account - Cayzer | P: 03 9646 0812