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	cons	sumer.vic.go	v.au/	/underquot	ing		
Range betweer	\$680,000		&		\$740,000			
Median sale pi	rice							
Median price	\$1,070,000	Pro	operty Type	Unit			Suburb	Middle Park
Period - From	01/01/2021	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.

Ade	dress 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









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



1 1 1 1

53/197 Canterbury Rd ST KILDA WEST 3182

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

(REI)



21/109 Nimmo St MIDDLE PARK 3206 (REI)



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

28/145 Fitzroy St ST KILDA 3182 (REI)

Agent Comments

Agent Comments

Agent Comments



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

Account - Cayzer | P: 03 9646 0812



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