Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb and postcode

Address 47 Park Road, Middle Park Vic 3206

Indicative selling price

Period - From 01/01/2022

For the meaning of this price see consumer.vic.gov.au/underquoting								
Single price	e \$3,690,000							
Median sale price								
Median price	\$2,860,000	Property Type	House	Suburb	Middle Park			

31/03/2022

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

to

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.

Source REIV

Address of comparable property		Price	Date of sale
1	47 Dinsdale St ALBERT PARK 3206	\$3,750,000	25/10/2021
2	19 Langridge St MIDDLE PARK 3206	\$3,700,000	15/12/2021
3	24 Harold St MIDDLE PARK 3206	\$3,645,000	21/10/2021

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.

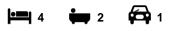
This Statement of Information was prepared on:

19/05/2022 11:32









Property Type: House Agent Comments

Indicative Selling Price \$3,690,000 Median House Price March quarter 2022: \$2,860,000

Comparable Properties



47 Dinsdale St ALBERT PARK 3206 (REI/VG) Agent Comments



Price: \$3,750,000 Method: Auction Sale Date: 25/10/2021 Property Type: House (Res) Land Size: 238 sqm approx



19 Langridge St MIDDLE PARK 3206 (VG)

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Price: \$3,700,000 Method: Sale Date: 15/12/2021 Property Type: House - Terrace Land Size: 208 sqm approx



24 Harold St MIDDLE PARK 3206 (REI/VG)

Agent Comments

Agent Comments



Price: \$3,645,000 Method: Private Sale Date: 21/10/2021 Property Type: House (Res) Land Size: 186 sqm approx

Account - Cayzer | P: 03 9699 5999



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