

### 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

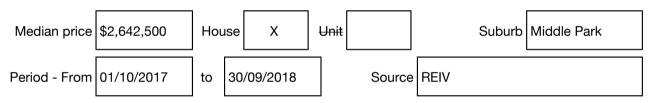
58 Hambleton Street, Middle Park Vic 3206

#### Indicative selling price

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

 Range between
 \$1,300,000
 &
 \$1,430,000

#### Median sale price



#### 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	40 Langridge St MIDDLE PARK 3206	\$1,420,000	25/10/2018
2	30 Page St ALBERT PARK 3206	\$1,390,000	04/07/2018
3	100 Graham St ALBERT PARK 3206	\$1,335,000	27/10/2018

#### 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

propertydata

#### Generated: 05/11/2018 14:17

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.







Rooms: Property Type: House Agent Comments

**Indicative Selling Price** \$1,300,000 - \$1,430,000 Median House Price Year ending September 2018: \$2,642,500

## **Comparable Properties**



40 Langridge St MIDDLE PARK 3206 (REI) 2

Price: \$1,420,000 Method: Sold Before Auction Date: 25/10/2018 Rooms: -Property Type: House (Res)

Agent Comments



30 Page St ALBERT PARK 3206 (VG)

**ک** -**1** 2

Agent Comments



Price: \$1,390,000



Property Type: House (Res) Land Size: 138 sqm approx

100 Graham St ALBERT PARK 3206 (REI)



Agent Comments

Price: \$1,335,000 Method: Auction Sale Date: 27/10/2018 Rooms: -Property Type: House (Res) Land Size: 131 sqm approx

Account - Cayzer | P: 03 9699 5999

propertydata

#### Generated: 05/11/2018 14:17

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.

