

## 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](http://consumer.vic.gov.au/underquoting)

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

#### Median sale price

Median price \$2,642,500 House  Unit  Suburb Middle Park

Period - From 01/10/2017 to 30/09/2018 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	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.



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**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)**

[Agent Comments](#)

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



**30 Page St ALBERT PARK 3206 (VG)**

[Agent Comments](#)

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**Price:** \$1,390,000  
**Method:** Sale  
**Date:** 04/07/2018  
**Rooms:** -  
**Property Type:** House (Res)  
**Land Size:** 138 sqm approx



**100 Graham St ALBERT PARK 3206 (REI)**

[Agent Comments](#)

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