

# 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 6/5-7 Harold 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 \$420,000 & \$450,000

### Median sale price

Median price \$710,000 Property Type Unit Suburb Middle Park

Period - From 01/10/2023 to 31/12/2023 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 | 12/5-7 Harold St MIDDLE PARK 3206   | \$445,000 | 28/10/2023   |
| 2 | 13/102 Park St ST KILDA WEST 3182   | \$440,000 | 16/12/2023   |
| 3 | 21/11-17 Park St ST KILDA WEST 3182 | \$435,000 | 24/10/2023   |

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: 11/04/2024 15:14



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**Property Type:** Apartment  
**Agent Comments**

**Indicative Selling Price**

\$420,000 - \$450,000

**Median Unit Price**

December quarter 2023: \$710,000

## Comparable Properties



**12/5-7 Harold St MIDDLE PARK 3206 (REI)**

**Agent Comments**

1 1 1

**Price:** \$445,000

**Method:** Private Sale

**Date:** 28/10/2023

**Property Type:** Apartment



**13/102 Park St ST KILDA WEST 3182 (REI/VG)**

**Agent Comments**

1 1 1

**Price:** \$440,000

**Method:** Auction Sale

**Date:** 16/12/2023

**Property Type:** Apartment



**21/11-17 Park St ST KILDA WEST 3182 (REI/VG)**

**Agent Comments**

1 1 1

**Price:** \$435,000

**Method:** Private Sale

**Date:** 24/10/2023

**Property Type:** Apartment