

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property	offered	for sa	le
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Address Including suburb and postcode	
ndicative selling prid	:e

Indicative selling price

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

Range between	\$5,000,000	&	\$5,500,000
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Median sale price

Median price	\$2,485,000	Hou	ise X	Unit		Suburb	Middle Park
Period - From	01/04/2017	to	31/03/2018		Source	REIV	

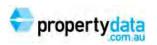
Comparable property sales (*Delete A or B below as applicable)

These are the three properties sold within two kilometres of the property for sale in the last Α 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 33 Canterbury Rd MIDDLE PARK 3206 \$5,575,000 24/02/2018 09/09/2017 2 \$6,400,000 136 Page Street MIDDLE PARK 3206 UNDISCLOSED 17/03/2018 3 126 Page Street MIDDLE PARK 3206







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Rooms: 7

Property Type: House **Land Size:** 457 sqm approx

Agent Comments

Indicative Selling Price \$5,000,000 - \$5,500,000 Median House Price Year ending March 2018: \$2,485,000

Comparable Properties



33 Canterbury Rd MIDDLE PARK 3206 (REI)

•4



Price: \$5,575,000 Method: Auction Sale Date: 24/02/2018

Rooms: 9

-- 6

Property Type: House (Res) Land Size: 422 sqm approx



136 Page St MIDDLE PARK 3206 (REI)

└─ 5 **•**



Price: \$6,400,000 **Method:** Auction Sale **Date:** 09/09/2017

Rooms: 9

Property Type: House (Res)

Land Size: 553 sqm.



126 Page St MIDDLE PARK 3206 (REI)

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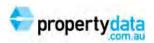
Price: UNDISCLOSED Method: Auction Sale Date: 17/03/2018

Rooms: 6

Property Type: House (Res) **Land Size:** 505 sqm approx

Account - Cayzer | P: 03 9646 0812





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Agent Comments