

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 92a Wright Street, Middle Park Vic 3206

Indicative selling price

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

Range between \$2,300,000 & \$2,500,000

Median sale price

Median price \$3,025,000 Property Type House Suburb Middle Park

Period - From 01/01/2020 to 31/03/2020 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 McGregor St MIDDLE PARK 3206	\$3,040,000	29/02/2020
2	114 Page St ALBERT PARK 3206	\$2,820,000	22/02/2020
3	65 McGregor St MIDDLE PARK 3206	\$2,150,000	22/03/2020

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: 09/06/2020 11:29



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Property Type: House
Agent Comments

Indicative Selling Price
\$2,300,000 - \$2,500,000
Median House Price
March quarter 2020: \$3,025,000

Comparable Properties



40 Mcgregor St MIDDLE PARK 3206 (REI)

Agent Comments

4 2 1

Price: \$3,040,000
Method: Auction Sale
Date: 29/02/2020
Property Type: House (Res)



114 Page St ALBERT PARK 3206 (REI/VG)

Agent Comments

3 2 1

Price: \$2,820,000
Method: Auction Sale
Date: 22/02/2020
Property Type: House (Res)
Land Size: 216 sqm approx



65 Mcgregor St MIDDLE PARK 3206 (REI/VG)

Agent Comments

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Price: \$2,150,000
Method: Private Sale
Date: 22/03/2020
Property Type: House
Land Size: 201 sqm approx