

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

340 Richardson Street, Middle Park Vic 3206

Indicative selling price

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

Range between \$1,850,000

&

\$2,000,000

Median sale price

Median price \$2,725,000

Property Type House

Suburb Middle Park

Period - From 01/10/2019

to

31/12/2019

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	94 Richardson St ALBERT PARK 3206	\$2,015,000	28/10/2019
2	37 Langridge St MIDDLE PARK 3206	\$1,970,000	12/10/2019
3	3 Mills St ALBERT PARK 3206	\$1,885,000	23/11/2019

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:

04/02/2020 09:34



Property Type:
Agent Comments

Indicative Selling Price
\$1,850,000 - \$2,000,000
Median House Price
December quarter 2019: \$2,725,000

Comparable Properties



94 Richardson St ALBERT PARK 3206 (VG)

Agent Comments



Price: \$2,015,000
Method: Sale
Date: 28/10/2019
Property Type: House (Res)
Land Size: 209 sqm approx



37 Langridge St MIDDLE PARK 3206 (REI)

Agent Comments



Price: \$1,970,000
Method: Auction Sale
Date: 12/10/2019
Property Type: House (Res)
Land Size: 195 sqm approx



3 Mills St ALBERT PARK 3206 (REI/VG)

Agent Comments



Price: \$1,885,000
Method: Auction Sale
Date: 23/11/2019
Property Type: House (Res)
Land Size: 175 sqm approx