

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 80 Nimmo Street, Middle Park Vic 3206

Indicative selling price

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

Range between \$5,000,000 & \$5,500,000

Median sale price

Median price \$2,485,000 House 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)

- 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	33 Canterbury Rd MIDDLE PARK 3206	\$5,575,000	24/02/2018
2	136 Page Street MIDDLE PARK 3206	\$6,400,000	09/09/2017
3	126 Page Street MIDDLE PARK 3206	UNDISCLOSED	17/03/2018



4 1 2

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) **Agent Comments**

6 4 4

Price: \$5,575,000
Method: Auction Sale
Date: 24/02/2018
Rooms: 9
Property Type: House (Res)
Land Size: 422 sqm approx



136 Page St MIDDLE PARK 3206 (REI)

5 2 1

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)

3 1 1

Price: UNDISCLOSED
Method: Auction Sale
Date: 17/03/2018
Rooms: 6
Property Type: House (Res)
Land Size: 505 sqm approx