

## 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

1/52 CANTERBURY ROAD 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) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$600,000

&

\$650,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$780,000

Property type

Unit

Suburb

Middle Park

Period-from

01 Sep 2023

to

31 Aug 2024

Source

Corelogic

### 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 6 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

6/49 PATTERSON STREET MIDDLE PARK VIC 3206	\$680,000	10-Mar-24
8/12 YORK STREET ST KILDA WEST VIC 3182	\$660,000	07-May-24

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 6 months.

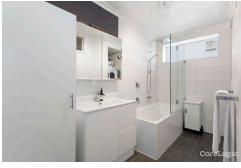
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**6/49 PATTERSON STREET MIDDLE PARK VIC 3206** Sold Price **\$680,000** Sold Date **10-Mar-24**

2 1 1

Distance **0.97km**



**8/12 YORK STREET ST KILDA WEST VIC 3182** Sold Price <sup>RS</sup> **\$660,000** Sold Date **07-May-24**

2 1 -

Distance **1.43km**

RS = Recent sale

UN = Undisclosed Sale

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