

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

180 Canterbury Road, Middle Park Vic 3206

Indicative selling price

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

Single price

\$2,000,000

Median sale price

Median price

\$2,652,500

Property Type

House

Suburb

Middle Park

Period - From

24/12/2019

to

23/12/2020

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 | 137 Danks St ALBERT PARK 3206 | \$2,020,000 | 04/12/2020 |
| 2 | 50 Bevan St ALBERT PARK 3206 | \$2,010,000 | 09/12/2020 |
| 3 | 45 Park St ST KILDA WEST 3182 | \$2,008,000 | 09/11/2020 |

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:

24/12/2020 13:48

Adrian Wood

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Indicative Selling Price

\$2,000,000

Median House Price

24/12/2019 - 23/12/2020: \$2,652,500



3 bedrooms 2 bathrooms 1 car

Property Type: House (Res)

Land Size: 227 sqm approx

Agent Comments

Comparable Properties



137 Danks St ALBERT PARK 3206 (REI)

Agent Comments

3 bedrooms 2 bathrooms 1 car

Price: \$2,020,000

Method: Private Sale

Date: 04/12/2020

Property Type: House



50 Bevan St ALBERT PARK 3206 (REI)

Agent Comments

3 bedrooms 2 bathrooms 1 car

Price: \$2,010,000

Method: Sold Before Auction

Date: 09/12/2020

Property Type: House (Res)



45 Park St ST KILDA WEST 3182 (REI)

Agent Comments

3 bedrooms 1 bathroom 1 car

Price: \$2,008,000

Method: Private Sale

Date: 09/11/2020

Property Type: House