

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

71 WRIGHT STREET MIDDLE PARK VIC 3206

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

\$2,495,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$2,485,000

Property type

House

Suburb

Middle Park

Period-from

01 Oct 2022

to

30 Sep 2023

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

420 PARK STREET SOUTH MELBOURNE VIC 3205	2470000	21-Oct-23
6 GREIG STREET ALBERT PARK VIC 3206	2500000	28-Apr-23
37 HAROLD STREET MIDDLE PARK VIC 3206	2485000	17-May-23

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.~~

This Statement of Information was prepared on: 26 October 2023

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**420 PARK STREET SOUTH
MELBOURNE VIC 3205**

4 2 1

Sold Price ^{RS} **2470000** ^{UN} Sold Date **21-Oct-23**

Distance **1.34km**



**6 GREIG STREET ALBERT PARK
VIC 3206**

4 3 1

Sold Price **2500000** Sold Date **28-Apr-23**

Distance **1.13km**

**37 HAROLD STREET MIDDLE PARK
VIC 3206**

3 1 2

Sold Price **2485000** Sold Date **17-May-23**

Distance **0.18km**

RS = Recent sale **UN** = Undisclosed Sale

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