

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 4/5-7 Harold Street, Middle Park Vic 3206

Indicative selling price

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

Range between \$400,000 & \$440,000

Median sale price

Median price \$742,500 House Unit X Suburb Middle Park

Period - From 01/10/2017 to 30/09/2018 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	5/24 Raglan St SOUTH MELBOURNE 3205	\$472,500	24/11/2018
2	7/21 Park St ST KILDA WEST 3182	\$462,000	10/11/2018
3	3/3 Cowderoy St ST KILDA WEST 3182	\$422,000	22/09/2018

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.

4/5-7 Harold Street, Middle Park Vic 3206

GREG HOCKING
HOLDSWORTH

Simon Gowling

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Indicative Selling Price

\$400,000 - \$440,000

Median Unit Price

Year ending September 2018: \$742,500



 1  1  1

Rooms:

Property Type: Unit

Agent Comments

Comparable Properties



5/24 Raglan St SOUTH MELBOURNE 3205 (REI/VG)

Agent Comments

 1  1  1

Price: \$472,500

Method: Auction Sale

Date: 24/11/2018

Rooms: 2

Property Type: Apartment



7/21 Park St ST KILDA WEST 3182 (REI)

Agent Comments

 1  1  1

Price: \$462,000

Method: Auction Sale

Date: 10/11/2018

Rooms: -

Property Type: Apartment



3/3 Cowderoy St ST KILDA WEST 3182 (REI/VG)

Agent Comments

 1  1  -

Price: \$422,000

Method: Auction Sale

Date: 22/09/2018

Rooms: 3

Property Type: Apartment