

Statement of Information

Sections 47AF of the Estate Agents Act 1980

**78 Erskine Street,
MIDDLE PARK 3206**

Indicative selling price

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

Single price \$ 2,490,000

Median sale price

Median **House** for **Middle Park** for period **Apr 2016 - Mar 2017**
Sourced from **REIV**.

\$ 2,050,000

Comparable property sales

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 the most comparable to the property for sale.

81 Kerferd Road,
ALBERT PARK 3206

Price \$ 2,500,000 Sold 25 February 2017

40 St Vincent Street,
ALBERT PARK 3206

Price \$ 2,430,000 Sold 18 March 2017

The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometers of the property for sale in the last six months.

Indicative selling price, median house price for the suburb and comparable sales information has been provided by the agent in compliance with Estate Agents Act 1980. This information was sourced from REIV.

House

 **4 beds**

 **3 baths**

 **1 parking**

Contact agents

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