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

81 Erskine Street, Middle Park Vic 3206

Indicative selling price

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

Range between	\$1,800,000	&	\$1,900,000				
Median sale price							



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.

Ade	dress of comparable property	Price	Date of sale
1	129 Kerferd Rd ALBERT PARK 3206	\$1,900,000	18/03/2017
2	27 Lyell St SOUTH MELBOURNE 3205	\$1,820,000	13/05/2017
3	34 Richardson St ALBERT PARK 3206	\$1,801,000	25/02/2017

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.

Account - Chisholm & Gamon | P: 03 9646 4444 | F: 03 9646 3311

propertydata

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The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.





Rooms: Property Type: House Land Size: 202 sqm approx Agent Comments Jon Kett 03 9646 4444 0415 853 564 jkett@chisholmgamon.com.au

Indicative Selling Price \$1,800,000 - \$1,900,000 Median House Price Year ending June 2017: \$2,225,000

Comparable Properties



129 Kerferd Rd ALBERT PARK 3206 (REI/VG) Agent Comments



Price: \$1,900,000 Method: Auction Sale Date: 18/03/2017 Rooms: -Property Type: House (Res) Land Size: 209 sqm approx



27 Lyell St SOUTH MELBOURNE 3205 (REI)



Price: \$1,820,000 Method: Auction Sale Date: 13/05/2017 Rooms: -Property Type: House (Res)

Land Size: 204 sqm approx

34 Richardson St ALBERT PARK 3206 (REI/VG)

1 3 **1 1 1**

Price: \$1,801,000 Method: Auction Sale Date: 25/02/2017 Rooms: 4 Property Type: House (Res) Land Size: 202 sqm approx

Account - Chisholm & Gamon | P: 03 9646 4444 | F: 03 9646 3311

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Agent Comments

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