

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

Median price

\$2,225,000

House

X

Unit

Suburb

Middle Park

Period - From

01/07/2016

to

30/06/2017

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	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.~~

81 Erskine Street, Middle Park Vic 3206

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3 1

Rooms:
Property Type: House
Land Size: 202 sqm approx
Agent Comments

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**

3 1 -

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) **Agent Comments**

3 1 -

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) **Agent Comments**

3 1 1

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