

# 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

12/28 Park Road, Middle Park Vic 3206

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$380,000 & \$418,000

### Median sale price

Median price \$710,000 Property Type Unit Suburb Middle Park

Period - From 01/10/2023 to 31/12/2023 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	22/105-107 Park St ST KILDA WEST 3182	\$400,000	07/09/2023
2	3/11 Anderson St SOUTH MELBOURNE 3205	\$395,000	28/11/2023
3	17/14 Fitzroy St ST KILDA 3182	\$380,000	19/12/2023

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.~~

This Statement of Information was prepared on:

29/01/2024 15:02



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**Property Type:** Flat  
**Agent Comments**

**Indicative Selling Price**  
\$380,000 - \$418,000  
**Median Unit Price**  
December quarter 2023: \$710,000

## Comparable Properties



**22/105-107 Park St ST KILDA WEST 3182 (REI)** **Agent Comments**

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**Price:** \$400,000  
**Method:** Sold Before Auction  
**Date:** 07/09/2023  
**Property Type:** Apartment



**3/1 Anderson St SOUTH MELBOURNE 3205 (REI/VG)** **Agent Comments**

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**Price:** \$395,000  
**Method:** Private Sale  
**Date:** 28/11/2023  
**Property Type:** Apartment



**17/14 Fitzroy St ST KILDA 3182 (REI)** **Agent Comments**

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**Price:** \$380,000  
**Method:** Private Sale  
**Date:** 19/12/2023  
**Property Type:** Apartment

**Account - Cayzer** | P: 03 9699 5999