

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

1/52 CANTERBURY ROAD MIDDLE PARK VIC 3206

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$600,000

&

\$650,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$780,000

Property type

Unit

Suburb

Middle Park

Period-from

01 Sep 2023

to

31 Aug 2024

Source

Corelogic

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 6 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

6/49 PATTERSON STREET MIDDLE PARK VIC 3206	\$680,000	10-Mar-24
8/12 YORK STREET ST KILDA WEST VIC 3182	\$660,000	07-May-24

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 6 months.

This Statement of Information was prepared on: 09 September 2024



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**6/49 PATTERSON STREET MIDDLE
PARK VIC 3206**

Sold Price

\$680,000

Sold Date

10-Mar-24

2

1

1

Distance

0.97km



**8/12 YORK STREET ST KILDA
WEST VIC 3182**

Sold Price

^{RS} **\$660,000**

Sold Date

07-May-24

2

1

-

Distance

1.43km

RS = Recent sale

UN = Undisclosed Sale

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