

# 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

172 Canterbury 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 \$1,350,000 & \$1,450,000

### Median sale price

Median price \$2,880,000 Property Type House 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	134 Victoria Av ALBERT PARK 3206	\$1,500,000	20/09/2023
2	4 Madden St ALBERT PARK 3206	\$1,400,000	29/10/2023
3			

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:

07/02/2024 19:08



2 1 1

Property Type: House

Agent Comments

Indicative Selling Price

\$1,350,000 - \$1,450,000

Median House Price

December quarter 2023: \$2,880,000

## Comparable Properties



134 Victoria Av ALBERT PARK 3206 (REI/VG)

Agent Comments

2 1 -

Price: \$1,500,000

Method: Sold Before Auction

Date: 20/09/2023

Property Type: House (Res)

Land Size: 141 sqm approx



4 Madden St ALBERT PARK 3206 (REI/VG)

Agent Comments

2 1 -

Price: \$1,400,000

Method: Sold Before Auction

Date: 29/10/2023

Property Type: House (Res)

Land Size: 153 sqm approx

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 - Marshall White | P: 03 9822 9999