

# 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

195 Page Street, 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 \$1,800,000

&

\$1,980,000

### Median sale price

Median price \$2,433,000

Property Type House

Suburb Middle Park

Period - From 01/01/2023

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	50 Wright St MIDDLE PARK 3206	\$1,930,000	07/10/2023
2	4 Boyd St ALBERT PARK 3206	\$1,900,000	02/09/2023
3	56 Hambleton St MIDDLE PARK 3206	\$1,800,000	28/10/2023

**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:

28/02/2024 11:39



 2   
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**Property Type:** House (Res)

**Land Size:** 156 sqm approx

Agent Comments

**Indicative Selling Price**

\$1,800,000 - \$1,980,000

**Median House Price**

Year ending December 2023: \$2,433,000

## Comparable Properties



**50 Wright St MIDDLE PARK 3206 (REI/VG)**

Agent Comments

 2   
  1   
  1

**Price:** \$1,930,000

**Method:** Auction Sale

**Date:** 07/10/2023

**Property Type:** House (Res)

**Land Size:** 132 sqm approx



**4 Boyd St ALBERT PARK 3206 (REI/VG)**

Agent Comments

 2   
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  1

**Price:** \$1,900,000

**Method:** Auction Sale

**Date:** 02/09/2023

**Property Type:** House (Res)

**Land Size:** 167 sqm approx



**56 Hambleton St MIDDLE PARK 3206 (REI/VG)**

Agent Comments

 2   
  1   
  -

**Price:** \$1,800,000

**Method:** Private Sale

**Date:** 28/10/2023

**Property Type:** House

**Land Size:** 132 sqm approx

Account - Marshall White | P: 03 9822 9999