

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

224 Richardson Street, Middle Park Vic 3206

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$1,650,000 & \$1,750,000

Median sale price

Median price \$3,030,000 Property Type House Suburb Middle Park

Period - From 01/04/2023 to 30/06/2023 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	101 Wright St MIDDLE PARK 3206	\$1,820,000	15/06/2023
2	237 Danks St ALBERT PARK 3206	\$1,780,000	03/06/2023
3	324 Richardson St MIDDLE PARK 3206	\$1,720,000	18/03/2023

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: 19/07/2023 15:11



2 1 1

Property Type: House

Agent Comments

Indicative Selling Price
\$1,650,000 - \$1,750,000
Median House Price
June quarter 2023: \$3,030,000

Comparable Properties



101 Wright St MIDDLE PARK 3206 (REI)

Agent Comments

3 1 -

Price: \$1,820,000
Method: Sold Before Auction
Date: 15/06/2023
Property Type: House (Res)
Land Size: 160 sqm approx



237 Danks St ALBERT PARK 3206 (REI)

Agent Comments

3 1 -

Price: \$1,780,000
Method: Auction Sale
Date: 03/06/2023
Property Type: House (Res)
Land Size: 154 sqm approx



324 Richardson St MIDDLE PARK 3206 (REI/VG)

Agent Comments

2 1 1

Price: \$1,720,000
Method: Auction Sale
Date: 18/03/2023
Property Type: House (Res)
Land Size: 144 sqm approx

Account - Marshall White | P: 03 9822 9999