

# 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 240 Richardson 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 \$2,400,000 & \$2,600,000

### Median sale price

Median price \$2,532,500 Property Type House Suburb Middle Park

Period - From 01/04/2023 to 31/03/2024 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	379 Montague St ALBERT PARK 3206	\$2,710,000	22/03/2024
2	75 Armstrong St MIDDLE PARK 3206	\$2,577,000	07/03/2024
3	114 Victoria Av ALBERT PARK 3206	\$2,475,000	16/03/2024

**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: 20/05/2024 17:12



Property Type:  
Agent Comments

**Indicative Selling Price**  
\$2,400,000 - \$2,600,000  
**Median House Price**  
Year ending March 2024: \$2,532,500

## Comparable Properties



**379 Montague St ALBERT PARK 3206 (VG)** Agent Comments



**Price:** \$2,710,000  
**Method:** Sale  
**Date:** 22/03/2024  
**Property Type:** House - Attached House N.E.C.  
**Land Size:** 263 sqm approx



**75 Armstrong St MIDDLE PARK 3206 (REI/VG)** Agent Comments



**Price:** \$2,577,000  
**Method:** Auction Sale  
**Date:** 07/03/2024  
**Property Type:** House (Res)  
**Land Size:** 247 sqm approx



**114 Victoria Av ALBERT PARK 3206 (REI)** Agent Comments



**Price:** \$2,475,000  
**Method:** Auction Sale  
**Date:** 16/03/2024  
**Property Type:** House (Res)  
**Land Size:** 275 sqm approx

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