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

29 Fraser Street, Middle Park Vic 3206

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au	/underquot	ting		
Range betweer	\$1,800,000		&		\$1,900,000			
Median sale p	rice							
Median price	\$3,030,000	Pro	operty Type	Hou	se		Suburb	Middle Park
Period - From	01/04/2023	to	30/06/2023		So	urce	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.

Ad	dress of comparable property	Price	Date of sale
1	27 Fraser St MIDDLE PARK 3206	\$2,065,000	21/04/2023
2	101 Wright St MIDDLE PARK 3206	\$1,820,000	15/06/2023
3	237 Danks St ALBERT PARK 3206	\$1,780,000	03/06/2023

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:

02/08/2023 10:59







Property Type: House Agent Comments

Indicative Selling Price \$1,800,000 - \$1,900,000 Median House Price June quarter 2023: \$3,030,000

Comparable Properties



27 Fraser St MIDDLE PARK 3206 (REI/VG)



Price: \$2,065,000 Method: Private Sale Date: 21/04/2023 Property Type: House Land Size: 278 sqm approx

101 Wright St MIDDLE PARK 3206 (REI)

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Agent Comments

Agent Comments



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

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237 Danks St ALBERT PARK 3206 (REI)



Agent Comments



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

Account - Marshall White | P: 03 9822 9999



propertydata

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