## 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

46 Armstrong Street, Middle Park Vic 3206

#### Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au	/underquot	ing		
Range betweer	ange between \$1,950,000		&		\$2,100,000			
Median sale p	rice							
Median price	\$2,433,000	Pro	operty Type	Hou	se		Suburb	Middle Park
Period - From	01/07/2022	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 sixmonths 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	27 Fraser St MIDDLE PARK 3206	\$2,065,000	21/04/2023
2	1 Finlay St ALBERT PARK 3206	\$2,100,000	22/03/2023
3			

OR

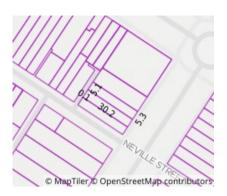
**B**<sup>\*</sup> The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:

17/08/2023 16:51



46 Armstrong Street, Middle Park Vic 3206





Property Type: Divorce/Estate/Family Transfers Land Size: 154 sqm approx Agent Comments Indicative Selling Price \$1,950,000 - \$2,100,000 Median House Price Year ending June 2023: \$2,433,000

# **Comparable Properties**

27 Fraser St MIDDLE PARK 3206 (REI)	Agent Comments		
Price: \$2,065,000 Method: Date: 21/04/2023 Property Type: House			
1 Finlay St ALBERT PARK 3206 (REI)	Agent Comments		
Price: \$2,100,000 Method: Date: 22/03/2023 Property Type: House			
	Image: Price: \$2,065,000   Method:   Date: 21/04/2023   Property Type: House   1 Finlay St ALBERT PARK 3206 (REI)   Image: Property Type: -   Price: \$2,100,000   Method:		

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



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