

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 56 Hambleton Street, Middle Park Vic 3206

Indicative selling price

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

Range between \$1,700,000 & \$1,800,000

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	72 Hambleton St MIDDLE PARK 3206	\$1,930,000	04/03/2023
2	101 Wright St MIDDLE PARK 3206	\$1,820,000	15/06/2023
3	224 Richardson St MIDDLE PARK 3206	\$1,810,000	09/08/2023

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: 29/08/2023 16:31



2 1

Property Type: House

Agent Comments

Indicative Selling Price
\$1,700,000 - \$1,800,000
Median House Price
June quarter 2023: \$3,030,000

Comparable Properties



72 Hambleton St MIDDLE PARK 3206 (REI/VG) Agent Comments

3 1 -

Price: \$1,930,000

Method: Auction Sale

Date: 04/03/2023

Property Type: House (Res)

Land Size: 155 sqm approx



101 Wright St MIDDLE PARK 3206 (REI/VG) 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



224 Richardson St MIDDLE PARK 3206 (REI) Agent Comments

2 1 1

Price: \$1,810,000

Method: Sold Before Auction

Date: 09/08/2023

Property Type: House (Res)

Land Size: 145 sqm approx

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