Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb and postcode

Address 67 Park Road, Middle Park Vic 3206

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au	/underquot	ting		
Range betweer	\$2,700,000		&		\$2,850,000			
Median sale p	rice							
Median price	\$2,433,000	Pro	roperty Type Hous		se		Suburb	Middle Park
Period - From	01/01/2023	to	31/12/2023		So	ource	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.

Add	dress of comparable property	Price	Date of sale
1	97 Kerferd Rd ALBERT PARK 3206	\$2,995,000	16/12/2023
2			
3			

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:

11/04/2024 09:22







Property Type: House Agent Comments

Indicative Selling Price \$2,700,000 - \$2,850,000 Median House Price Year ending December 2023: \$2,433,000

Comparable Properties



97 Kerferd Rd ALBERT PARK 3206 (REI)



Price: \$2,995,000 Method: Auction Sale Date: 16/12/2023 Property Type: House (Res) Agent Comments

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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