

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

273 Richardson Street, Middle Park Vic 3206

Indicative selling price

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

Range between \$2,150,000 & \$2,350,000

Median sale price

Median price \$2,657,500 Property Type House Suburb Middle Park

Period - From 25/06/2019 to 24/06/2020 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	27 Bridport St SOUTH MELBOURNE 3205	\$2,550,000	04/04/2020
2	57 Merton St ALBERT PARK 3206	\$2,320,000	04/03/2020
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: 30/06/2020 11:29



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Property Type: House (Res)

Land Size: 202 sqm approx

Agent Comments

Indicative Selling Price

\$2,250,000 - \$2,400,000

Median House Price

25/06/2019 - 24/06/2020: \$2,657,500

Comparable Properties



27 Bridport St SOUTH MELBOURNE 3205 (REI)

Agent Comments

 3  2  1

Price: \$2,550,000

Method: Private Sale

Date: 04/04/2020

Property Type: House

57 Merton St ALBERT PARK 3206 (REI)

Agent Comments

 3  2  -

Price: \$2,320,000

Method: Private Sale

Date: 04/03/2020

Property Type: House (Res)

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.