

# 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

23 Langridge Street, Middle Park Vic 3206

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between

\$3,450,000

&

\$3,650,000

### Median sale price

Median price

\$2,857,500

Property Type

House

Suburb

Middle Park

Period - From

01/07/2020

to

30/06/2021

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	24 McGregor St MIDDLE PARK 3206	\$3,650,000	22/07/2021
2	12 Greig St ALBERT PARK 3206	\$3,500,000	03/07/2021
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:

28/07/2021 11:20

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**Indicative Selling Price**

\$3,450,000 - \$3,650,000

**Median House Price**

Year ending June 2021: \$2,857,500



 3  1  0

**Rooms:** 6

**Property Type:** House

**Land Size:** 175 sqm approx

Agent Comments

## Comparable Properties



24 McGregor St MIDDLE PARK 3206 (REI)

Agent Comments

 4  2  1

**Price:** \$3,650,000

**Method:** Sold Before Auction

**Date:** 22/07/2021

**Property Type:** House (Res)



12 Greig St ALBERT PARK 3206 (REI)

Agent Comments

 3  1  1

**Price:** \$3,500,000

**Method:** Private Sale

**Date:** 03/07/2021

**Property Type:** House

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.