

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

97 Erskine Street, Middle Park Vic 3206

Indicative selling price

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

Range between \$1,575,000 & \$1,650,000

Median sale price

Median price \$2,997,500 Property Type House Suburb Middle Park

Period - From 01/10/2020 to 30/09/2021 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	197 Bridport St.W ALBERT PARK 3206	\$1,640,000	02/08/2021
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:

25/11/2021 13:50



2 1 1

Property Type: House (Res)

Agent Comments

Indicative Selling Price

\$1,575,000 - \$1,650,000

Median House Price

Year ending September 2021: \$2,997,500

Comparable Properties



197 Bridport St.W ALBERT PARK 3206 (REI)

Agent Comments

2 2 1

Price: \$1,640,000

Method: Private Sale

Date: 02/08/2021

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.

Account - Marshall White | P: 03 9822 9999 | F: 03 9824 4897