

## 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 308 Richardson 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)

Single price \$3,275,000

#### Median sale price

Median price \$2,485,000 House  Unit  Suburb Middle Park

Period - From 01/04/2017 to 31/03/2018 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	29 Kerferd Rd ALBERT PARK 3206	\$3,930,000	05/03/2018
2	102 Page St ALBERT PARK 3206	\$3,230,000	08/05/2018
3	10 Bridport St SOUTH MELBOURNE 3205	\$3,050,000	17/03/2018

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.