

## 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

81 Erskine 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 \$1,800,000 & \$1,900,000

### Median sale price

Median price \$2,225,000 House X Unit Suburb Middle Park

Period - From 01/07/2016 to 30/06/2017 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	129 Kerferd Rd ALBERT PARK 3206	\$1,900,000	18/03/2017
2	27 Lyell St SOUTH MELBOURNE 3205	\$1,820,000	13/05/2017
3	34 Richardson St ALBERT PARK 3206	\$1,801,000	25/02/2017

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.~~



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**Rooms:**  
**Property Type:** House  
**Land Size:** 202 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$1,800,000 - \$1,900,000  
**Median House Price**  
Year ending June 2017: \$2,225,000

## Comparable Properties



**129 Kerferd Rd ALBERT PARK 3206 (REI/VG)** **Agent Comments**

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**Price:** \$1,900,000  
**Method:** Auction Sale  
**Date:** 18/03/2017  
**Rooms:** -  
**Property Type:** House (Res)  
**Land Size:** 209 sqm approx



**27 Lyell St SOUTH MELBOURNE 3205 (REI)** **Agent Comments**

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**Price:** \$1,820,000  
**Method:** Auction Sale  
**Date:** 13/05/2017  
**Rooms:** -  
**Property Type:** House (Res)  
**Land Size:** 204 sqm approx



**34 Richardson St ALBERT PARK 3206 (REI/VG)** **Agent Comments**

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**Price:** \$1,801,000  
**Method:** Auction Sale  
**Date:** 25/02/2017  
**Rooms:** 4  
**Property Type:** House (Res)  
**Land Size:** 202 sqm approx