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	171 Neville Street Middle Park VIC 3206

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

~~Single Price~~		or range between	$1,550,000	&	$1,650,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$2,800,000	Property type	House	Suburb	Middle Park
Period-from	01 Nov 2020	to	31 Oct 2021	Source	Corelogic

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 6 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
19 Young Street Albert Park VIC 3206	$1,583,000	02-Oct-21
116 Graham Street Albert Park VIC 3206	$1,668,000	10-Jul-21
12 Durham Street Albert Park VIC 3206	$1,650,000	08-Oct-21

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 6 months.~~

This Statement of Information was prepared on: 30 November 2021

David Wood
P 03 9272 1111
M 0418 315 114
E david.wood@belleproperty.com



19 Young Street Albert Park VIC 3206

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Sold Price **$1,583,000** Sold Date **02-Oct-21**

Distance **1.1km**



116 Graham Street Albert Park VIC 3206

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Sold Price **$1,668,000** Sold Date **10-Jul-21**

Distance **1.66km**



12 Durham Street Albert Park VIC 3206

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Sold Price **$1,650,000** Sold Date **08-Oct-21**

Distance **1.94km**

RS = Recent sale **UN** = Undisclosed Sale

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