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	8/55-60 Canterbury Road 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	$1,750,000	&	$1,850,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$772,500	Property type	Unit	Suburb	Middle Park
Period-from	01 Dec 2020	to	30 Nov 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
63 Ashworth Street Albert Park VIC 3206	$1,710,000	10-Jul-21
4 Gatehouse Lane Albert Park VIC 3206	$1,800,000	28-Nov-21
57 Esplanade West Port Melbourne VIC 3207	$1,930,000	28-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: 03 December 2021

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63 Ashworth Street Albert Park VIC 3206

3 1 1

Sold Price **$1,710,000** Sold Date **10-Jul-21**

Distance **0.79km**



4 Gatehouse Lane Albert Park VIC 3206

3 2 2

Sold Price RS **$1,800,000** Sold Date **28-Nov-21**

Distance **0.99km**



57 Esplanade West Port Melbourne VIC 3207

3 2 1

Sold Price RS **$1,930,000** Sold Date **28-Oct-21**

Distance **1.89km**

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

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