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	179 Ashworth Street, Middle Park Vic 3206

Indicative selling price

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

Range between $2,200,000 & $2,400,000

Median sale price

Median price $2,800,000 Property Type House Suburb Middle Park

Period - From 01/07/2023 to 30/06/2024 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	10/64 Victoria Av ALBERT PARK 3206	$2,330,000	15/08/2024
2	110 Canterbury Rd MIDDLE PARK 3206	$2,280,000	29/06/2024
3	16 Graham St ALBERT PARK 3206	$2,350,000	30/05/2024

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: 12/09/2024 16:18

179 Ashworth Street, Middle Park Vic 3206



3 3 2

Property Type: House

Agent Comments

Indicative Selling Price
$2,200,000 - $2,400,000
Median House Price
Year ending June 2024: $2,800,000

Comparable Properties



10/64 Victoria Av ALBERT PARK 3206 (REI)

3 2 1

Price: $2,330,000
Method: Private Sale
Date: 15/08/2024
Property Type: Townhouse (Res)

Agent Comments



110 Canterbury Rd MIDDLE PARK 3206 (REI)

4 3 -

Price: $2,280,000
Method: Private Sale
Date: 29/06/2024
Property Type: House

Agent Comments



16 Graham St ALBERT PARK 3206 (REI/VG)

3 3 2

Price: $2,350,000
Method: Private Sale
Date: 30/05/2024
Property Type: House (Res)

Agent Comments

Account - Marshall White | P: 03 9822 9999

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