

STATEMENT OF INFORMATION

27 LANGRIDGE STREET, MIDDLE PARK, VIC 3206

PREPARED BY KEYSTONE REAL ESTATE, 126A LORIMER STREET DOCKLANDS



STATEMENT OF INFORMATION

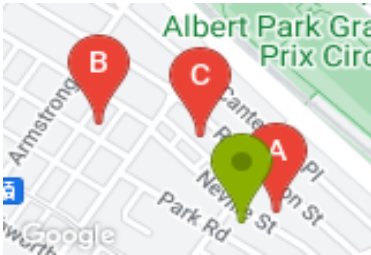
Section 47AF of the Estate Agents Act 1980

27 LANGRIDGE STREET, MIDDLE PARK,  3  1  -

Indicative Selling Price

For the meaning of this price see consumer.vic.au/underquotingSingle Price: **\$2,100,000**

MEDIAN SALE PRICE



MIDDLE PARK, VIC, 3206

Suburb Median Sale Price (House)

\$2,864,000

01 April 2021 to 31 March 2022

Provided by: 

COMPARABLE PROPERTIES

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.

386 RICHARDSON ST, MIDDLE PARK, VIC 3206  3  2  2

Sale Price

***\$2,650,000**

Sale Date: 26/03/2022

Distance from Property: 62m

229 PAGE ST, MIDDLE PARK, VIC 3206  3  1  -

Sale Price

\$2,600,000

Sale Date: 28/01/2022

Distance from Property: 291m

336 RICHARDSON ST, MIDDLE PARK, VIC 3206  3  1  2

Sale Price

\$2,285,000

Sale Date: 11/11/2021

Distance from Property: 166m



This report has been compiled on 12/05/2022 by KEYSTONE REAL ESTATE. Property Data Solutions Pty Ltd 2022 - www.pricefinder.com.au

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Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act

Instructions: The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.

The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of the *Estate Agents Act 1980*.

The estate agent or agent's representative engaged to sell the property is required to prepare this Statement of Information. It must be used when **a single residential property located in the Melbourne metropolitan area** is being offered for sale. The Determination setting out the local government areas that comprise the Melbourne metropolitan area is published on the Consumer Affairs Victoria website at **consumer.vic.gov.au/underquoting**. The indicative selling price in this Statement of Information may be expressed as a single price, or as a price range with the difference between the upper and lower amounts not more than 10% of the lower amount.

This Statement of Information must be provided to a prospective buyer within two business days of a request and displayed at any open for inspection for the property for sale.

It is recommended that the address of the property being offered for sale be checked at services.land.vic.gov.au/landchannel/content/addressSearch before being entered in this Statement of Information.

Property offered for sale

Address
Including suburb and postcode

27 LANGRIDGE STREET, MIDDLE PARK, VIC 3206

Indicative selling price

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

Single Price: \$2,100,000


Median sale price

Median price: \$2,864,000

Property type: House

Suburb: MIDDLE PARK

Period: 01 April 2021 to 31 March 2022

Source: 

Comparable property sales

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
386 RICHARDSON ST, MIDDLE PARK, VIC 3206	*\$2,650,000	26/03/2022
229 PAGE ST, MIDDLE PARK, VIC 3206	\$2,600,000	28/01/2022
336 RICHARDSON ST, MIDDLE PARK, VIC 3206	\$2,285,000	11/11/2021

This Statement of Information was prepared on: 12/05/2022