

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

104 Nimmo Street, Middle Park Vic 3206

Indicative selling price

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

Range between \$2,950,000 & \$3,200,000

Median sale price

Median price \$2,485,000 Property Type House Suburb Middle Park

Period - From 01/04/2022 to 31/03/2023 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	24 Barrett St ALBERT PARK 3206	\$3,100,000	15/02/2023
2			
3			

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: 21/06/2023 09:53



 3  2  1

Property Type: House (Res)

Land Size: 214 sqm approx

Agent Comments

Indicative Selling Price

\$2,950,000 - \$3,200,000

Median House Price

Year ending March 2023: \$2,485,000

Comparable Properties



24 Barrett St ALBERT PARK 3206 (REI/VG)

Agent Comments

 3  2  1

Price: \$3,100,000

Method: Private Sale

Date: 15/02/2023

Property Type: House

Land Size: 215 sqm approx

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.

Account - Jellis Craig | P: 03 8644 5500 | F: 03 9645 5393