

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

83 Garton Street, Princes Hill Vic 3054

Indicative selling price

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

Range between \$975,000

&

\$1,050,000

Median sale price

Median price \$1,725,000

Property Type House

Suburb Princes Hill

Period - From 16/05/2019

to 15/05/2020

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	3/33-35 Piera St BRUNSWICK EAST 3057	\$987,000	04/12/2019
2	1/9-19 Miller St FITZROY NORTH 3068	\$975,000	14/12/2019
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:

16/05/2020 09:38

83 Garton Street, Princes Hill Vic 3054

Lisa Roberts
0413 265 362
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2 2 2

Property Type: Townhouse

Agent Comments

Indicative Selling Price

\$975,000 - \$1,050,000

Median House Price

16/05/2019 - 15/05/2020: \$1,725,000

Comparable Properties



3/33-35 Piera St BRUNSWICK EAST 3057 (REI/VG)

Agent Comments

2 2 2

Price: \$987,000

Method: Sold Before Auction

Date: 04/12/2019

Rooms: 3

Property Type: Townhouse (Res)



1/9-19 Miller St FITZROY NORTH 3068 (REI/VG) Agent Comments

2 1 1

Price: \$975,000

Method: Auction Sale

Date: 14/12/2019

Property Type: Townhouse (Res)

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 - Belle Property Melbourne | P: 03 9600 2192 | F: 03 9600 3962



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.