

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

64 Garton Street, Princes Hill Vic 3054

Indicative selling price

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

Range between \$1,900,000

&

\$2,000,000

Median sale price

Median price \$1,740,000

Property Type House

Suburb Princes Hill

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	979 Rathdowne St CARLTON NORTH 3054	\$1,892,000	25/03/2023
2	316 Canning St CARLTON NORTH 3054	\$1,765,000	04/03/2023
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:

18/05/2023 09:43

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Indicative Selling Price

\$1,900,000 - \$2,000,000

Median House Price

Year ending March 2023: \$1,740,000



 3  1  1

Property Type: House

*When preparing this SOI the quarterly median sale price was not available due to a low number of sales in the suburb for that given period. We have therefore utilised the annual median sale price.

Comparable Properties



979 Rathdowne St CARLTON NORTH 3054 (REI)

Agent Comments

 4  1  2

Price: \$1,892,000

Method: Auction Sale

Date: 25/03/2023

Property Type: House (Res)



316 Canning St CARLTON NORTH 3054 (REI)

Agent Comments

 3  1  1

Price: \$1,765,000

Method: Auction Sale

Date: 04/03/2023

Property Type: House (Res)

Land Size: 201 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