Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb and postcode

Address 64 Garton Street, Princes Hill Vic 3054

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au	/underquot	ting		
Range betweer	\$1,900,000		8		\$2,000,000			
Median sale p	rice							
Median price	\$1,740,000	Pro	operty Type	ype House			Suburb	Princes Hill
Period - From	01/04/2022	to	31/03/2023		So	urce	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 sixmonths that the estate agent or agent's representative considers to be most comparable to the property for sale.

Ad	dress 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









Property Type: House

Antony Woodley 8415 6100 0421 286 741 antonywoodley@jelliscraig.com.au

Indicative Selling Price \$1,900,000 - \$2,000,000 Median House Price Year ending March 2023: \$1,740,000

*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



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



propertydata

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