

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

21/109 Nimmo Street, Middle Park Vic 3206

Indicative selling price

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

Range between \$590,000 & \$649,000

Median sale price

Median price \$1,070,000 Property Type Unit Suburb Middle Park

Period - From 01/01/2021 to 31/12/2021 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	22/38 Fitzroy St ST KILDA 3182	\$647,500	18/12/2021
2	11/1 Graham St PORT MELBOURNE 3207	\$630,000	27/11/2021
3	9/1 Seisman PI PORT MELBOURNE 3207	\$620,000	05/11/2021

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:

08/02/2022 16:16



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Rooms: 3
Property Type: Apartment
Agent Comments

Indicative Selling Price

\$590,000 - \$649,000

Median Unit Price

Year ending December 2021: \$1,070,000

Comparable Properties



22/38 Fitzroy St ST KILDA 3182 (REI)

Agent Comments

1 1 -

Price: \$647,500
Method: Auction Sale
Date: 18/12/2021
Property Type: Unit



11/1 Graham St PORT MELBOURNE 3207 (REI)

Agent Comments

1 1 1

Price: \$630,000
Method: Auction Sale
Date: 27/11/2021
Property Type: Apartment



9/1 Seisman PI PORT MELBOURNE 3207 (REI) **Agent Comments**

1 1 1

Price: \$620,000
Method: Sold Before Auction
Date: 05/11/2021
Property Type: Apartment