

# 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

123-131 Arnold Street, Princes Hill Vic 3054

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price

\$3,550,000

### Median sale price

Median price

\$1,463,000

Property Type

House

Suburb

Princes Hill

Period - From

01/10/2022

to

30/09/2023

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	104 Garton St PRINCES HILL 3054	\$3,515,000	18/11/2023
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:

10/01/2024 10:54

123-131 Arnold Street, Princes Hill Vic 3054

LOVE & CO

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 3  1  1

**Property Type:** Home

Agent Comments

**Indicative Selling Price**  
\$3,550,000  
**Median House Price**  
Year ending September 2023: \$1,463,000

## Comparable Properties



**104 Garton St PRINCES HILL 3054 (REI)**

Agent Comments

 4  2  1

**Price:** \$3,515,000

**Method:** Auction Sale

**Date:** 18/11/2023

**Property Type:** House (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 - Love & Co



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