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

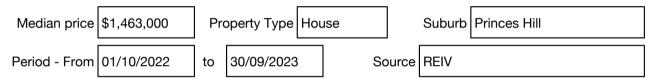
123-131 Arnold Street, Princes Hill Vic 3054

Indicative selling price

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Single price \$3,550,000

Median sale price



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.

Add	dress 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



LOVE & CO

Eric Brown





Property Type: Home Agent Comments 9480 2288 0474 870 856 eric.b@lovere.com.au 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)



Price: \$3,515,000 Method: Auction Sale Date: 18/11/2023 Property Type: House (Res) Agent Comments

two kilometres of the property for sale in the last six months.

The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within

Account - Love & Co





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