

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

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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Indicative Selling Price
\$3,550,000

Median House Price

Year ending September 2023: \$1,463,000



3 1 1

Property Type: Home
Agent Comments

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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