

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

112 Wilson Street, Princes Hill Vic 3054

Indicative selling price

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

Range between \$2,400,000 & \$2,600,000

Median sale price

Median price \$1,815,000 Property Type House Suburb Princes Hill

Period - From 13/03/2023 to 12/03/2024 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	17 Sutton St CARLTON NORTH 3054	\$2,504,000	21/12/2023
2	604 Park St PRINCES HILL 3054	\$2,350,000	02/03/2024
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: 13/03/2024 10:27



Property Type: House

Agent Comments

Comparable Properties



17 Sutton St CARLTON NORTH 3054 (REI)

Agent Comments



Price: \$2,504,000

Method: Auction Sale

Date: 21/12/2023

Property Type: House (Res)



604 Park St PRINCES HILL 3054 (REI)

Agent Comments



Price: \$2,350,000

Method: Auction Sale

Date: 02/03/2024

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.