Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb and postcode

Address |112 Wilson Street, Princes Hill Vic 3054

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au	/underquot	ting		
Range betweer	\$2,400,000		&		\$2,600,000			
Median sale price								
Median price	\$1,815,000	Pro	operty Type	Hou	ISE		Suburb	Princes Hill
Period - From	13/03/2023	to	12/03/2024		So	urce	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 sixmonths that the estate agent or agent's representative considers to be most comparable to the property for sale.

Ad	dress 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.

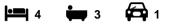
This Statement of Information was prepared on:

13/03/2024 10:27



Nelson Alexander





Property Type: House Agent Comments

Carl Sacco 9388 0088 0404 468 258 csacco@nelsonalexander.com.au

Indicative Selling Price \$2,400,000 - \$2,600,000 Median House Price 13/03/2023 - 12/03/2024: \$1,815,000

Comparable Properties



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 - Nelson Alexander | P: 03 9354 6144 | F: 03 9354 6155

propertydata



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