

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

39 Wilson Street, Princes Hill Vic 3054

Indicative selling price

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

Range between \$1,850,000 & \$2,000,000

Median sale price

Median price \$1,867,500 Property Type House Suburb Princes Hill

Period - From 01/04/2023 to 31/03/2024 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 | 170 Canning St CARLTON 3053 | \$2,005,000 | 05/04/2024 |
| 2 | 28 Bennett St FITZROY NORTH 3068 | \$1,860,000 | 24/02/2024 |
| 3 | 44 Bell St FITZROY 3065 | \$2,200,000 | 01/12/2023 |

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:

02/05/2024 08:42



Rooms: 5
Property Type: House (Res)
Land Size: 115 sqm approx

Agent Comments

This unique Boom Style Victorian home rich in period appeal, with a modern day renovation, is superbly situated in one of Princes Hills finest lifestyle locations. A distinctive and truly original "one of a kind" residence flooded with north light- this rare home enjoys a versatile and modern layout

Indicative Selling Price
\$1,850,000 - \$2,000,000

Median House Price
Year ending March 2024: \$1,867,500

Comparable Properties



170 Canning St CARLTON 3053 (REI)



Price: \$2,005,000
Method: Sold Before Auction
Date: 05/04/2024
Property Type: House (Res)

Agent Comments

Land size - approximately 190 square metres.



28 Bennett St FITZROY NORTH 3068 (REI/VG)



Price: \$1,860,000
Method: Auction Sale
Date: 24/02/2024
Property Type: House (Res)
Land Size: 256 sqm approx

Agent Comments



44 Bell St FITZROY 3065 (REI/VG)



Price: \$2,200,000
Method: Sold Before Auction
Date: 01/12/2023
Property Type: House (Res)
Land Size: 967 sqm approx

Agent Comments

Correct land size was approximately 96 square metres. The full sub-division size is indicated here (967 square metres) also.