

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 88 McIlwraith Street, Princes Hill Vic 3054

Indicative selling price

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

Range between \$3,500,000 & \$3,800,000

Median sale price

Median price \$1,665,000 Property Type House Suburb Princes Hill

Period - From 22/02/2023 to 21/02/2024 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	28 Bowen Cr CARLTON NORTH 3054	\$4,000,000	01/12/2023
2	104 Garton St PRINCES HILL 3054	\$3,515,000	18/11/2023
3	99 Mckean St FITZROY NORTH 3068	\$3,450,000	02/12/2023

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: 22/02/2024 15:25



Property Type: House (Res)

Land Size: 500 sqm approx

Agent Comments

Comparable Properties

28 Bowen Cr CARLTON NORTH 3054 (REI)

Agent Comments



Price: \$4,000,000

Method:

Date: 01/12/2023

Property Type: House



104 Garton St PRINCES HILL 3054 (REI)

Agent Comments



Price: \$3,515,000

Method: Auction Sale

Date: 18/11/2023

Property Type: House (Res)



99 Mckean St FITZROY NORTH 3068 (REI)

Agent Comments



Price: \$3,450,000

Method: Auction Sale

Date: 02/12/2023

Property Type: House (Res)