

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

113 Nimmo Street, Middle Park Vic 3206

Indicative selling price

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

Range between \$3,000,000 & \$3,200,000

Median sale price

Median price \$3,842,500 Property Type House Suburb Middle Park

Period - From 01/04/2021 to 30/06/2021 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	63 Merton St ALBERT PARK 3206	\$3,300,000	26/06/2021
2	16 Bridport St SOUTH MELBOURNE 3205	\$3,240,000	15/05/2021
3	382 Montague St ALBERT PARK 3206	\$2,941,000	09/04/2021

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:

21/09/2021 10:15

Ben Manolitsas

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Indicative Selling Price

\$3,000,000 - \$3,200,000

Median House Price

June quarter 2021: \$3,842,500


 3
  2
  0
Property Type: House

Agent Comments

Comparable Properties

**63 Merton St ALBERT PARK 3206 (REI)**

Agent Comments

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  2
  1
Price: \$3,300,000**Method:** Auction Sale**Date:** 26/06/2021**Property Type:** House (Res)**16 Bridport St SOUTH MELBOURNE 3205 (REI/VG)**

Agent Comments

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  2
  -
Price: \$3,240,000**Method:** Auction Sale**Date:** 15/05/2021**Property Type:** House (Res)**Land Size:** 165 sqm approx**382 Montague St ALBERT PARK 3206 (REI/VG)** Agent Comments
 3
  3
  1
Price: \$2,941,000**Method:** Private Sale**Date:** 09/04/2021**Property Type:** House**Land Size:** 184 sqm approx

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