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

15/109 Nimmo Street, Middle Park Vic 3206

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	ov.au/	underquot	ting		
Range betweer	\$865,000		&		\$950,000			
Median sale p	rice							
Median price	\$875,000	Pro	operty Type	Unit			Suburb	Middle Park
Period - From	01/10/2020	to	30/09/2021		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 six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Add	dress of comparable property	Price	Date of sale
1	8/58 Grey St ST KILDA 3182	\$931,000	21/10/2021
2	12A/628 St Kilda Rd MELBOURNE 3004	\$897,000	20/11/2021
3	43/50 Canterbury Rd MIDDLE PARK 3206	\$875,000	31/07/2021

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:

25/11/2021 15:36









Rooms: 4 Property Type: Unit Agent Comments Indicative Selling Price \$865,000 - \$950,000 Median Unit Price Year ending September 2021: \$875,000

Comparable Properties



8/58 Grey St ST KILDA 3182 (REI)



Price: \$931,000 Method: Auction Sale Date: 21/10/2021 Property Type: Apartment Agent Comments



12A/628 St Kilda Rd MELBOURNE 3004 (REI) Agent Comments



Price: \$897,000 Method: Auction Sale Date: 20/11/2021 Property Type: Unit Land Size: 2747 sqm approx



43/50 Canterbury Rd MIDDLE PARK 3206 (REI) Agent Comments



Price: \$875,000 Method: Private Sale Date: 31/07/2021 Property Type: Apartment

Account - Cayzer | P: 03 9646 0812



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