

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 consumer.vic.gov.au/underquoting

Range between \$865,000 & \$950,000

Median sale price

Median price \$875,000 Property Type Unit Suburb Middle Park

Period - From 01/10/2020 to 30/09/2021 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	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



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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)

Agent Comments

2 1 -

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



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

Agent Comments

2 1 1

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

2 1 1

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

Account - Cayzer | P: 03 9646 0812