

# 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

21/109 Nimmo Street, Middle Park Vic 3206

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$660,000 & \$690,000

### Median sale price

Median price \$738,300 Property Type Unit Suburb Middle Park

Period - From 01/04/2022 to 31/03/2023 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	74/189 Beaconsfield Pde MIDDLE PARK 3206	\$690,000	06/02/2023
2	8/64 Victoria Av ALBERT PARK 3206	\$675,000	02/03/2023
3	1/1 Seisman PI PORT MELBOURNE 3207	\$674,000	27/03/2023

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:

12/07/2023 14:05



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**Property Type:** Apartment  
**Land Size:** 62.8 sqm approx  
 Agent Comments

**Indicative Selling Price**  
 \$660,000 - \$690,000  
**Median Unit Price**  
 Year ending March 2023: \$738,300

## Comparable Properties



**74/189 Beaconsfield Pde MIDDLE PARK 3206 (VG)** Agent Comments

1 - -

**Price:** \$690,000  
**Method:** Sale  
**Date:** 06/02/2023  
**Property Type:** Strata Flat - Single OYO Flat



**8/64 Victoria Av ALBERT PARK 3206 (REI/VG)** Agent Comments

1 1 -

**Price:** \$675,000  
**Method:** Private Sale  
**Date:** 02/03/2023  
**Property Type:** Unit



**1/1 Seisman PI PORT MELBOURNE 3207 (REI/VG)** Agent Comments

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**Price:** \$674,000  
**Method:** Private Sale  
**Date:** 27/03/2023  
**Property Type:** Apartment

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