

# 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 100 Nelson Road, South Melbourne Vic 3205

### Indicative selling price

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

Range between \$2,500,000 & \$2,700,000

### Median sale price

Median price \$1,700,000 Property Type House Suburb South Melbourne

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	64 Ogrady St ALBERT PARK 3206	\$2,950,000	20/07/2021
2	126 Nelson Rd SOUTH MELBOURNE 3205	\$3,050,000	13/07/2021
3	48 Bridport St SOUTH MELBOURNE 3205	\$2,450,000	21/04/2021

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: 29/07/2021 16:11



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**Property Type:** House  
**Agent Comments**

**Indicative Selling Price**  
\$2,500,000 - \$2,700,000  
**Median House Price**  
June quarter 2021: \$1,700,000

## Comparable Properties



**64 Ogrady St ALBERT PARK 3206 (REI)**

**Agent Comments**

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**Price:** \$2,950,000  
**Method:** Private Sale  
**Date:** 20/07/2021  
**Property Type:** House



**126 Nelson Rd SOUTH MELBOURNE 3205 (REI)**

**Agent Comments**

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**Price:** \$3,050,000  
**Method:** Private Sale  
**Date:** 13/07/2021  
**Property Type:** House



**48 Bridport St SOUTH MELBOURNE 3205 (REI/VG)**

**Agent Comments**

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**Price:** \$2,450,000  
**Method:** Private Sale  
**Date:** 21/04/2021  
**Property Type:** House  
**Land Size:** 150 sqm approx