

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

134 Neville Street, Middle Park Vic 3206

Indicative selling price

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

Range between \$1,350,000 & \$1,450,000

Median sale price

Median price \$2,560,000 Property Type House Suburb Middle Park

Period - From 01/01/2021 to 31/03/2021 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	20 Lyell St SOUTH MELBOURNE 3205	\$1,551,000	17/04/2021
2	28 Mills St ALBERT PARK 3206	\$1,470,000	05/12/2020
3	41 Withers St ALBERT PARK 3206	\$1,324,999	12/03/2021

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:

03/05/2021 15:55



2 1

Property Type: House

Agent Comments

Indicative Selling Price

\$1,350,000 - \$1,450,000

Median House Price

March quarter 2021: \$2,560,000

Comparable Properties



20 Lyell St SOUTH MELBOURNE 3205 (REI)

Agent Comments

2 1 -

Price: \$1,551,000

Method: Auction Sale

Date: 17/04/2021

Property Type: House (Res)



28 Mills St ALBERT PARK 3206 (REI/VG)

Agent Comments

2 1 -

Price: \$1,470,000

Method: Auction Sale

Date: 05/12/2020

Property Type: House (Res)

Land Size: 131 sqm approx



41 Withers St ALBERT PARK 3206 (VG)

Agent Comments

2 - -

Price: \$1,324,999

Method: Sale

Date: 12/03/2021

Property Type: House - Attached House N.E.C.

Land Size: 117 sqm approx