# 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	cons	sumer.vic.go	v.au	/underquot	ting		
Range betwee	\$1,350,000		&		\$1,450,000			
Median sale p	rice							
Median price	\$2,560,000	Pro	operty Type	Hou	se		Suburb	Middle Park
Period - From	01/01/2021	to	31/03/2021		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	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









**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)



Price: \$1,551,000 Method: Auction Sale Date: 17/04/2021 Property Type: House (Res)



28 Mills St ALBERT PARK 3206 (REI/VG)



Price: \$1,470,000 Method: Auction Sale Date: 05/12/2020 Property Type: House (Res) Land Size: 131 sqm approx

Land Size: 117 sqm approx

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41 Withers St ALBERT PARK 3206 (VG)

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Agent Comments

Agent Comments

Agent Comments



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

Account - Cayzer | P: 03 9699 5999

REIV



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.