

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 152 Nelson Road, South Melbourne Vic 3205

Indicative selling price

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

Range between \$2,450,000 & \$2,695,000

Median sale price

Median price \$1,465,000 House X Unit Suburb South Melbourne
Period - From 01/07/2018 to 30/09/2018 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	246 Albert Rd SOUTH MELBOURNE 3205	\$2,700,000	07/07/2018
2	69 Merton St ALBERT PARK 3206	\$2,525,000	03/11/2018
3	360 Albert Rd SOUTH MELBOURNE 3205	\$2,510,000	13/05/2018

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.~~



3 2 1

Rooms:
Property Type: House (Previously Occupied - Detached)
Agent Comments

Indicative Selling Price
\$2,450,000 - \$2,695,000
Median House Price
September quarter 2018: \$1,465,000

Comparable Properties



246 Albert Rd SOUTH MELBOURNE 3205 (REI) [Agent Comments](#)

5 2 2

Price: \$2,700,000
Method: Auction Sale
Date: 07/07/2018
Rooms: 8
Property Type: House (Res)
Land Size: 154 sqm approx



69 Merton St ALBERT PARK 3206 (REI) [Agent Comments](#)

4 1 1

Price: \$2,525,000
Method: Sold After Auction
Date: 03/11/2018
Rooms: -
Property Type: House (Res)



360 Albert Rd SOUTH MELBOURNE 3205 (REI/VG) [Agent Comments](#)

3 2 -

Price: \$2,510,000
Method: Sold After Auction
Date: 13/05/2018
Rooms: 8
Property Type: House (Res)
Land Size: 200 sqm approx