

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

183 Nelson Road, South Melbourne Vic 3205

Indicative selling price

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

Range between \$2,200,000 & \$2,400,000

Median sale price

Median price \$1,232,500 Property Type House Suburb South Melbourne

Period - From 01/04/2019 to 30/06/2019 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	3 Herbert St ALBERT PARK 3206	\$2,301,000	25/08/2019
2	67 Kerferd Rd ALBERT PARK 3206	\$2,271,000	17/08/2019
3	8 Merton Pl ALBERT PARK 3206	\$2,240,000	12/10/2019

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:

15/10/2019 14:58



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Property Type: House

Agent Comments

Indicative Selling Price

\$2,200,000 - \$2,400,000

Median House Price

June quarter 2019: \$1,232,500

Comparable Properties



3 Herbert St ALBERT PARK 3206 (REI)

Agent Comments

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Price: \$2,301,000

Method: Private Sale

Date: 25/08/2019

Property Type: House (Res)



67 Kerferd Rd ALBERT PARK 3206 (REI)

Agent Comments

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Price: \$2,271,000

Method: Auction Sale

Date: 17/08/2019

Property Type: House (Res)

Land Size: 216 sqm approx



8 Merton Pl ALBERT PARK 3206 (REI)

Agent Comments

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Price: \$2,240,000

Method: Auction Sale

Date: 12/10/2019

Property Type: House (Res)