

# 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 34 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 \$1,550,000 & \$1,650,000

### Median sale price

Median price \$1,548,750 Property Type House Suburb South Melbourne

Period - From 01/07/2020 to 30/09/2020 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	208 Montague St, South Melbourne, Vic 3205, Australia	\$1,660,000	03/07/2020
2	32 Reed St ALBERT PARK 3206	\$1,660,000	04/07/2020
3	4 Poolman St PORT MELBOURNE 3207	\$1,590,000	04/07/2020

**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: 29/10/2020 13:00



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**Rooms:** 5  
**Property Type:** House  
**Land Size:** 206 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$1,550,000 - \$1,650,000  
**Median House Price**  
September quarter 2020: \$1,548,750

## Comparable Properties

**208 Montague St, South Melbourne, Vic 3205, Australia (REI)** **Agent Comments**

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**Price:** \$1,660,000  
**Method:**  
**Date:** 03/07/2020  
**Property Type:** House



**32 Reed St ALBERT PARK 3206 (REI)** **Agent Comments**

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**Price:** \$1,660,000  
**Method:** Auction Sale  
**Date:** 04/07/2020  
**Property Type:** House (Res)



**4 Poolman St PORT MELBOURNE 3207 (REI)** **Agent Comments**

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**Price:** \$1,590,000  
**Method:** Auction Sale  
**Date:** 04/07/2020  
**Property Type:** House (Res)