# 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

141 Nelson Road, South Melbourne Vic 3205

#### Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au/	underquot	ing		
Range betweer	\$1,100,000		&		\$1,200,000			
Median sale p	rice							
Median price	\$1,416,000	Pro	operty Type	Hous	se		Suburb	South Melbourne
Period - From	01/10/2019	to	31/12/2019		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.

Ad	dress of comparable property	Price	Date of sale
1	48 Thomson St SOUTH MELBOURNE 3205	\$1,235,000	16/11/2019
2	24 Iffla St SOUTH MELBOURNE 3205	\$1,197,000	09/11/2019
3	110 Pickles St SOUTH MELBOURNE 3205	\$1,100,000	27/11/2019

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:

28/01/2020 16:50









**Property Type:** House Agent Comments

Indicative Selling Price \$1,100,000 - \$1,200,000 Median House Price December quarter 2019: \$1,416,000

# **Comparable Properties**



Price: \$1,235,000 Method: Auction Sale Date: 16/11/2019

Property Type: House (Res)

(REI)



24 Iffla St SOUTH MELBOURNE 3205 (REI)

48 Thomson St SOUTH MELBOURNE 3205



Price: \$1,197,000 Method: Auction Sale Date: 09/11/2019 Property Type: House (Res)



110 Pickles St SOUTH MELBOURNE 3205 (REI)

**1** 2 **1** 2

Price: \$1,100,000 Method: Private Sale Date: 27/11/2019 Property Type: House

Account - Cayzer | P: 03 9699 5999



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.

Agent Comments

Agent Comments

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