

# 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

184 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 \$1,500,000 & \$1,650,000

### Median sale price

Median price \$1,715,000 Property Type House Suburb South Melbourne

Period - From 01/10/2020 to 31/12/2020 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	20 Howe Cr SOUTH MELBOURNE 3205	\$1,725,000	16/12/2020
2	5 Fishley St SOUTH MELBOURNE 3205	\$1,656,000	19/11/2020
3	237 Danks St ALBERT PARK 3206	\$1,639,000	21/11/2020

**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:

01/02/2021 16:57



3 bedrooms 1 bathroom 1 car

Property Type: House  
Agent Comments

Indicative Selling Price  
\$1,500,000 - \$1,650,000  
Median House Price  
December quarter 2020: \$1,715,000

## Comparable Properties



20 Howe Cr SOUTH MELBOURNE 3205 (REI) Agent Comments

3 bedrooms 2 bathrooms 1 car

Price: \$1,725,000  
Method: Auction Sale  
Date: 16/12/2020  
Property Type: House (Res)



5 Fishley St SOUTH MELBOURNE 3205 (REI/VG) Agent Comments

4 bedrooms 2 bathrooms 1 car

Price: \$1,656,000  
Method: Private Sale  
Date: 19/11/2020  
Property Type: House  
Land Size: 118 sqm approx



237 Danks St ALBERT PARK 3206 (REI) Agent Comments

3 bedrooms 1 bathroom 1 car

Price: \$1,639,000  
Method: Auction Sale  
Date: 21/11/2020  
Property Type: House (Res)  
Land Size: 154 sqm approx