

# 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

5 Nelson Place, 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)

Single price \$1,185,000

### Median sale price

Median price \$1,630,000

Property Type House

Suburb South Melbourne

Period - From 01/07/2023

to 30/06/2024

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	114 Park St SOUTH MELBOURNE 3205	\$1,005,000	02/03/2024
2			
3			

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:

24/08/2024 13:55



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**Property Type:** House

Agent Comments

**Indicative Selling Price**

\$1,185,000

**Median House Price**

Year ending June 2024: \$1,630,000

## Comparable Properties



**114 Park St SOUTH MELBOURNE 3205  
(REI/VG)**

Agent Comments

2 1 -

**Price:** \$1,005,000

**Method:** Auction Sale

**Date:** 02/03/2024

**Property Type:** House (Res)

**Land Size:** 112 sqm approx

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.

Account - Marshall White | P: 03 9822 9999