

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

110 Nelson Road, South Melbourne Vic 3205

Indicative selling price

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

Range between \$2,900,000

&

\$3,150,000

Median sale price

Median price \$1,700,000

Property Type House

Suburb South Melbourne

Period - From 01/04/2021

to

30/06/2021

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	36 Ferrars PI SOUTH MELBOURNE 3205	\$3,350,000	08/05/2021
2	16 Bridport St SOUTH MELBOURNE 3205	\$3,240,000	15/05/2021
3	126 Nelson Rd SOUTH MELBOURNE 3205	\$3,050,000	13/07/2021

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:

12/10/2021 12:21

Oliver Bruce

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Indicative Selling Price

\$2,900,000 - \$3,150,000

Median House Price

June quarter 2021: \$1,700,000



4 2 0

Property Type: House

Agent Comments

Comparable Properties



36 Ferrars PI SOUTH MELBOURNE 3205
(REI/VG)

Agent Comments

3 2 -

Price: \$3,350,000

Method: Auction Sale

Date: 08/05/2021

Property Type: House (Res)

Land Size: 185 sqm approx



16 Bridport St SOUTH MELBOURNE 3205
(REI/VG)

Agent Comments

3 2 -

Price: \$3,240,000

Method: Auction Sale

Date: 15/05/2021

Property Type: House (Res)

Land Size: 165 sqm approx



126 Nelson Rd SOUTH MELBOURNE 3205
(REI/VG)

Agent Comments

3 2 1

Price: \$3,050,000

Method: Private Sale

Date: 13/07/2021

Property Type: House

Land Size: 178 sqm approx

Account - Marshall White | P: 03 9822 9999 | F: 03 9824 4897