

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

175 Nelson Road, South Melbourne Vic 3205

Indicative selling price

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

Range between \$950,000 & \$1,045,000

Median sale price

Median price \$1,847,500 Property Type House Suburb South Melbourne

Period - From 01/10/2022 to 31/12/2022 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	35 Lyell St SOUTH MELBOURNE 3205	\$1,275,000	01/10/2022
2	28 Mountain St SOUTH MELBOURNE 3205	\$1,252,500	28/10/2022
3	204 Albert St PORT MELBOURNE 3207	\$1,060,000	06/12/2022

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:

31/03/2023 10:24



Property Type: House

Agent Comments

Indicative Selling Price

\$950,000 - \$1,045,000

Median House Price

December quarter 2022: \$1,847,500

Comparable Properties



35 Lyell St SOUTH MELBOURNE 3205
(REI/VG)

Agent Comments



Price: \$1,275,000

Method: Auction Sale

Date: 01/10/2022

Property Type: House (Res)

Land Size: 148 sqm approx



28 Mountain St SOUTH MELBOURNE 3205
(REI/VG)

Agent Comments



Price: \$1,252,500

Method: Sold Before Auction

Date: 28/10/2022

Property Type: House (Res)

Land Size: 125 sqm approx



204 Albert St PORT MELBOURNE 3207
(REI/VG)

Agent Comments



Price: \$1,060,000

Method: Private Sale

Date: 06/12/2022

Property Type: House

Land Size: 104 sqm approx

Account - Cayzer | P: 03 9699 5999