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

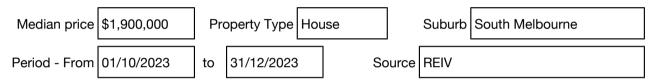
80 Nelson Road, South Melbourne Vic 3205

Indicative selling price

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Single price \$3,990,000

Median sale price



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	187 Page St MIDDLE PARK 3206	\$3,695,000	21/09/2023
2	13-15 Faussett St ALBERT PARK 3206	\$3,590,000	02/03/2024
3	38 Bridport St SOUTH MELBOURNE 3205	\$3,555,000	02/03/2024

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:

18/03/2024 15:28







Rooms: 7 Property Type: House Land Size: 358 sqm approx Agent Comments Indicative Selling Price \$3,990,000 Median House Price December quarter 2023: \$1,900,000

Comparable Properties



187 Page St MIDDLE PARK 3206 (REI/VG)



Price: \$3,695,000 Method: Private Sale Date: 21/09/2023 Property Type: House Land Size: 323 sqm approx

13-15 Faussett St ALBERT PARK 3206 (REI)

Agent Comments

Agent Comments

Agent Comments





Price: \$3,590,000 Method: Auction Sale Date: 02/03/2024 Property Type: House (Res) Land Size: 326 sqm approx



38 Bridport St SOUTH MELBOURNE 3205 (REI)



Price: \$3,555,000 Method: Auction Sale Date: 02/03/2024 Property Type: House (Res) Land Size: 345 sqm approx

Account - Jellis Craig | P: 03 8644 5500 | F: 03 9645 5393



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