

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

78 Nicholson Street, South Yarra Vic 3141

Indicative selling price

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

Range between

\$1,300,000

&

\$1,400,000

Median sale price

Median price

\$2,100,000

Property Type

House

Suburb

South Yarra

Period - From

01/07/2020

to

30/09/2020

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	49 Aberdeen Rd PRAHRAN 3181	\$1,435,000	28/11/2020
2	5 Perth St PRAHRAN 3181	\$1,415,000	26/06/2020
3	79 Moore St SOUTH YARRA 3141	\$1,400,000	23/07/2020

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:

08/12/2020 14:36



Property Type: House

Agent Comments

Indicative Selling Price

\$1,300,000 - \$1,400,000

Median House Price

September quarter 2020: \$2,100,000

Comparable Properties



49 Aberdeen Rd PRAHRAN 3181 (REI)

Agent Comments



Price: \$1,435,000

Method: Auction Sale

Date: 28/11/2020

Property Type: House (Res)



5 Perth St PRAHRAN 3181 (REI/VG)

Agent Comments



Price: \$1,415,000

Method: Private Sale

Date: 26/06/2020

Rooms: 3

Property Type: House (Res)

Land Size: 199 sqm approx

79 Moore St SOUTH YARRA 3141 (VG)

Agent Comments



Price: \$1,400,000

Method: Sale

Date: 23/07/2020

Property Type: House (Res)

Land Size: 157 sqm approx