

# 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

24 Nelson Street, St Kilda Vic 3182

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price

\$849,000

### Median sale price

Median price

\$1,337,500

Property Type

House

Suburb

St Kilda

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	12a Eastbourne St WINDSOR 3181	\$900,000	24/10/2020
2	14 Robinson St PRAHRAN 3181	\$895,000	27/07/2020
3	38 Henry St WINDSOR 3181	\$891,000	16/07/2020

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:

14/11/2020 23:20



**Property Type:** House (Previously Occupied - Detached)  
**Land Size:** 120 sqm approx  
 Agent Comments

**Indicative Selling Price**  
 \$849,000

**Median House Price**  
 September quarter 2020: \$1,337,500

## Comparable Properties



**12a Eastbourne St WINDSOR 3181 (REI)**

Agent Comments



**Price:** \$900,000  
**Method:** Auction Sale  
**Date:** 24/10/2020  
**Property Type:** House (Res)  
**Land Size:** 139 sqm approx



**14 Robinson St PRAHRAN 3181 (REI/VG)**

Agent Comments



**Price:** \$895,000  
**Method:** Private Sale  
**Date:** 27/07/2020  
**Property Type:** House  
**Land Size:** 130 sqm approx



**38 Henry St WINDSOR 3181 (REI/VG)**

Agent Comments



**Price:** \$891,000  
**Method:** Private Sale  
**Date:** 16/07/2020  
**Property Type:** House  
**Land Size:** 115 sqm approx