

## 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 33 Nicholson Street, South Yarra Vic 3141

#### Indicative selling price

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

Range between \$1,300,000 & \$1,400,000

#### Median sale price

Median price \$2,280,500 House X Unit Suburb South Yarra

Period - From 01/10/2017 to 31/12/2017 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	13 Gladstone St WINDSOR 3181	\$1,452,002	23/09/2017
2	65 Donald St PRAHRAN 3181	\$1,370,000	14/12/2017
3	5 Wrights Tce PRAHRAN 3181	\$1,351,000	21/10/2017

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.



3 1 0

**Rooms:**

**Property Type:** House

**Land Size:** 246 sqm approx

**Agent Comments**

Renovate, rebuild or develop (STCA) this three bedroom Victorian on 248sqm (approx.) with northern rear near Fawkner Park.

## Comparable Properties



**13 Gladstone St WINDSOR 3181 (VG)**

**Agent Comments**

3 - -

**Price:** \$1,452,002

**Method:** Sale

**Date:** 23/09/2017

**Rooms:** -

**Property Type:** House (Res)

**Land Size:** 249 sqm approx



**65 Donald St PRAHRAN 3181 (REI)**

**Agent Comments**

3 1 1

**Price:** \$1,370,000

**Method:** Private Sale

**Date:** 14/12/2017

**Rooms:** 4

**Property Type:** House (Res)

**Land Size:** 155 sqm approx



**5 Wrights Tce PRAHRAN 3181 (REI)**

**Agent Comments**

3 1 -

**Price:** \$1,351,000

**Method:** Auction Sale

**Date:** 21/10/2017

**Rooms:** 5

**Property Type:** House (Res)