

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

19 Lyell Street, South Melbourne Vic 3205

Indicative selling price

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

Range between

\$2,100,000

&

\$2,300,000

Median sale price

Median price

\$1,700,000

Property Type

House

Suburb

South Melbourne

Period - From

01/04/2021

to

30/06/2021

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	56 St Vincent St, Albert Park, Vic 3206, Australia	\$2,117,000	16/07/2021
2	192 Napier St SOUTH MELBOURNE 3205	\$2,520,000	19/08/2021
3	4 Lyell St SOUTH MELBOURNE 3205	\$2,245,000	17/04/2021

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:

16/09/2021 15:08



3 2 2

Property Type: House

Land Size: 207 sqm approx

Agent Comments

Comparable Properties



56 St Vincent St, Albert Park, Vic 3206, Australia (REI)

3 2 1

Agent Comments

Land Size: 154sqm

Price: \$2,117,000

Method:

Date: 16/07/2021

Property Type: House



192 Napier St SOUTH MELBOURNE 3205 (REI) Agent Comments

3 2 1

Price: \$2,520,000

Method: Sold Before Auction

Date: 19/08/2021

Property Type: House (Res)

Land Size: 194 sqm approx



4 Lyell St SOUTH MELBOURNE 3205 (REI/VG) Agent Comments

3 2 1

Price: \$2,245,000

Method: Auction Sale

Date: 17/04/2021

Property Type: House (Res)

Land Size: 166 sqm approx