



## Statement of Information

Sections 47AF of the Estate Agents Act 1980

126 Nelson Road,  
SOUTH MELBOURNE 3205

House

3 beds

2 baths

1 parking

### Indicative selling price

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

**Single price \$2,500,000**

### Median sale price

Median **House** for **SOUTH MELBOURNE** for period **Jan 2018 - Mar 2018**

Sourced from **REIV**.

**\$1,750,000**

### Comparable property sales

These are the three properties sold within two kilo metres of the property for sale in the last six months that the estate agent or agent's representative considers to be the most comparable to the property for sale.

**9 Barrett Street,**  
Albert Park 3206

Price **\$2,560,000** Sold 12  
May 2018

**360 Albert Road,**  
South Melbourne 3205

Price **\$2,510,000** Sold 13  
May 2018

**149 Danks Street,**  
Albert Park 3206

Price **\$2,400,000** Sold 09  
March 2018

### Additional Information

Indicative selling price, median house price for the suburb and comparable sales information has been provided by the agent in compliance with Estate Agents Act 1980. This information was sourced from REIV.

### Greg Hocking Holdsworth

332 Montague Street,  
Albert Park VIC 3206

### Contact agents



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HOLDSWORTH