

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

72 Pridham Street, Prahran Vic 3181

Indicative selling price

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

Single price

\$1,695,000

Median sale price

Median price

\$1,807,500

Property Type

House

Suburb

Prahran

Period - From

01/01/2021

to

31/12/2021

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	49 Moore St SOUTH YARRA 3141	\$1,610,000	05/12/2021
2			
3			

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:

11/04/2022 09:07

72 Pridham Street, Prahran Vic 3181

Andrew James

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Indicative Selling Price

\$1,695,000

Median House Price

Year ending December 2021: \$1,807,500



Property Type: House (Res)

Agent Comments

Comparable Properties



49 Moore St SOUTH YARRA 3141 (REI/VG)

Agent Comments



Price: \$1,610,000

Method: Private Sale

Date: 05/12/2021

Property Type: House (Res)

Land Size: 165 sqm approx

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.

Account - Belle Property Armadale | P: 03 9509 0411 | F: 9500 9525