

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

110 Bendigo Street, Prahran Vic 3181

Indicative selling priceFor the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$1,200,000

&

\$1,300,000

Median sale price

Median price \$1,330,000

House

X

Unit

Suburb Prahran

Period - From 01/04/2018

to

30/06/2018

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	18 Prentice St ST KILDA EAST 3183	\$1,385,000	14/07/2018
2	92 Bendigo St PRAHRAN 3181	\$1,300,000	26/05/2018
3	4 Luxton Rd SOUTH YARRA 3141	\$1,280,000	05/05/2018

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: 248.055 sqm approx
Agent Comments

Indicative Selling Price
\$1,200,000 - \$1,300,000
Median House Price
June quarter 2018: \$1,330,000

Comparable Properties



18 Prentice St ST KILDA EAST 3183 (REI)

3 1 -

Agent Comments

Better position than Bendigo St

Price: \$1,385,000
Method: Auction Sale
Date: 14/07/2018
Rooms: -
Property Type: House (Res)



92 Bendigo St PRAHRAN 3181 (REI)

2 1 -

Agent Comments

Similar land area - better condition

Price: \$1,300,000
Method: Auction Sale
Date: 26/05/2018
Rooms: -
Property Type: House



4 Luxton Rd SOUTH YARRA 3141 (REI)

2 1 1

Agent Comments

Price: \$1,280,000
Method: Auction Sale
Date: 05/05/2018
Rooms: 5
Property Type: House (Res)
Land Size: 268 sqm approx