## Statement of Information Single residential property located in the Melbourne metropolitan area

### Section 47AF of the Estate Agents Act 1980

#### Property offered for sale

Including suburb and postcode

Address 8/10 Lalbert Crescent, Prahran Vic 3181

#### Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au	/underquot	ting			
Range betweer	\$1,180,000		&		\$1,280,000				
Median sale price									
Median price	\$1,540,000	Pro	Property Type Hou		ISE		Suburb	Prahran	
Period - From	01/04/2019	to	31/03/2020		So	urce	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 sixmonths that the estate agent or agent's representative considers to be most comparable to the property for sale.

Ad	dress of comparable property	Price	Date of sale
1	20 Percy St PRAHRAN 3181	\$1,250,000	02/03/2020
2	2 Russell St PRAHRAN 3181	\$1,225,000	08/02/2020
3			

OR

**B**<sup>\*</sup> 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:

26/05/2020 17:07



## WE DELIVER ... Biggin Scott

Tom McCarthy 0418 326 897 tmccarthy@bigginscott.com.au





Property Type: House (Res) Agent Comments Indicative Selling Price \$1,180,000 - \$1,280,000 Median House Price Year ending March 2020: \$1,540,000

# **Comparable Properties**



20 Percy St PRAHRAN 3181 (REI)



Price: \$1,250,000 Method: Sold Before Auction Date: 02/03/2020 Property Type: House (Res) Agent Comments



2 Russell St PRAHRAN 3181 (REI)

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Price: \$1,225,000 Method: Auction Sale Date: 08/02/2020 Property Type: Townhouse (Res) Agent Comments

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 - Biggin & Scott | P: 9520 9000 | F: 9533 6140



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.