Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property	offered	for sa	e
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Address Including suburb and postcode	

Indicative selling price

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

Range between \$3,600,000	&	\$3,960,000
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Median sale price

Median price	\$1,570,000	Pro	perty Type	House		Suburb	Prahran
Period - From	30/01/2024	to	29/01/2025		Source	Property	/ Data

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.

Address of comparable property

Add	dress of comparable property	Price	Date of sale
1	81 Mathoura Rd TOORAK 3142	\$3,830,000	14/09/2024
2	4a Evelina Rd TOORAK 3142	\$3,960,000	07/09/2024
3			

OR

В* 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:	30/01/2025 11:05





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





Property Type: House **Land Size:** 668 sqm approx

Agent Comments

Indicative Selling Price \$3,600,000 - \$3,960,000 Median House Price 30/01/2024 - 29/01/2025: \$1,570,000

Comparable Properties



81 Mathoura Rd TOORAK 3142 (REI/VG)

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3 2

Price: \$3,830,000 **Method:** Auction Sale **Date:** 14/09/2024

Property Type: House (Res) **Land Size:** 450 sqm approx

Agent Comments



4a Evelina Rd TOORAK 3142 (REI/VG)

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Agent Comments

Price: \$3,960,000 **Method**: Auction Sale **Date**: 07/09/2024

Property Type: House (Res) **Land Size:** 603 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 - Biggin & Scott | P: 9520 9000 | F: 9533 6140





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