

## 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	20 Wrights Terrace, Prahran Vic 3181
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#### Indicative selling price

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

Single price	\$1,600,000
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#### Median sale price

Median price	\$1,476,000	House	X	Unit		Suburb	Prahran
Period - From	01/01/2019	to	31/03/2019	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	21 Bowen St PRAHRAN 3181	\$1,620,000	11/05/2019
2	7 Athol St PRAHRAN 3181	\$1,600,000	13/04/2019
3	17 High St PRAHRAN 3181	\$1,600,000	24/11/2018

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 1.5 1

**Rooms:**  
**Property Type:** House (Res)  
**Agent Comments**

**Indicative Selling Price**  
\$1,600,000

**Median House Price**  
March quarter 2019: \$1,476,000

## Comparable Properties



**21 Bowen St PRAHRAN 3181 (REI)**

**Agent Comments**

3 2 1

**Price:** \$1,620,000  
**Method:** Auction Sale  
**Date:** 11/05/2019  
**Rooms:** -  
**Property Type:** House (Res)  
**Land Size:** 202 sqm approx



**7 Athol St PRAHRAN 3181 (REI)**

**Agent Comments**

3 2 -

**Price:** \$1,600,000  
**Method:** Auction Sale  
**Date:** 13/04/2019  
**Rooms:** -  
**Property Type:** House (Res)



**17 High St PRAHRAN 3181 (REI)**

**Agent Comments**

3 1 2

**Price:** \$1,600,000  
**Method:** Auction Sale  
**Date:** 24/11/2018  
**Rooms:** -  
**Property Type:** House (Res)  
**Land Size:** 350 sqm approx