

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

27 Ivy Street, Prahran Vic 3181

Indicative selling price

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

Range between \$1,400,000 & \$1,500,000

Median sale price

Median price \$1,790,000 Property Type House Suburb Prahran

Period - From 01/04/2023 to 31/03/2024 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	13 Bowen St PRAHRAN 3181	\$1,500,000	27/03/2024
2	116 Peel St WINDSOR 3181	\$1,455,000	17/02/2024
3	35 Bowen St PRAHRAN 3181	\$1,440,000	16/12/2023

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:

01/05/2024 14:22



Rooms: 3

Property Type: House

Land Size: 260 sqm approx

Agent Comments

Comparable Properties



13 Bowen St PRAHRAN 3181 (VG)

Agent Comments



Price: \$1,500,000

Method: Sale

Date: 27/03/2024

Property Type: House (Res)

Land Size: 214 sqm approx



116 Peel St WINDSOR 3181 (REI/VG)

Agent Comments



Price: \$1,455,000

Method: Auction Sale

Date: 17/02/2024

Property Type: House (Res)



35 Bowen St PRAHRAN 3181 (REI/VG)

Agent Comments



Price: \$1,440,000

Method: Auction Sale

Date: 16/12/2023

Property Type: House (Res)

Land Size: 201 sqm approx