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 520 High Street, Prahran Vic 3181

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.gov	au/underquo	ting					
Single price	e \$2,049,000									
Median sale price										
Median price	\$1,705,000	Pro	Property Type House			Suburb	Prahran			
Period - From	01/10/2023	to	30/09/2024	Sc	ource	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.

Ade	dress of comparable property	Price	Date of sale
1	17 Hornby St WINDSOR 3181	\$2,225,000	30/11/2024
2	178 Alma Rd ST KILDA EAST 3183	\$2,125,000	21/09/2024
3	167 Williams Rd SOUTH YARRA 3141	\$1,904,000	22/06/2024

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:

16/12/2024 11:14





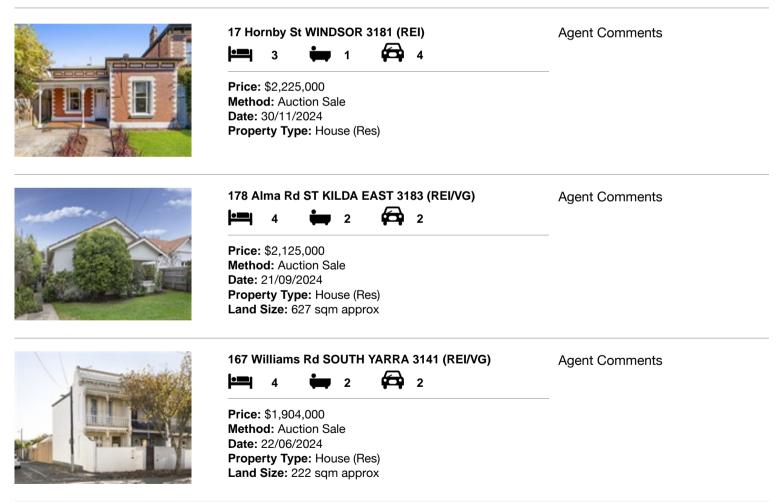




Property Type: House Agent Comments Andrew James 03 9509 0411 0411 420 788 andrew.james@belleproperty.com

Indicative Selling Price \$2,049,000 Median House Price Year ending September 2024: \$1,705,000

Comparable Properties



Account - Belle Property Armadale | P: 03 9509 0411 | F: 9500 9525



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