### 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

22 Eastbourne Street, Prahran Vic 3181

#### Indicative selling price

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

Range between \$1,050,000	&	\$1,155,000
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#### Median sale price

Median price	\$1,610,000	Hou	ise X	Unit		Suburb	Prahran
Period - From	01/10/2016	to	30/09/2017		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 sixmonths 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		
2		
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.

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

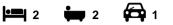
propertydata

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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.

## WE DELIVER ... Biggin Scott





Rooms: Property Type: House (Res) Agent Comments Guy St Leger 9520 9000 0411 861 666 gstleger@bigginscott.com.au

Indicative Selling Price \$1,050,000 - \$1,155,000 Median House Price Year ending September 2017: \$1,610,000

## **Comparable Properties**



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.

Property Type: House (Res)

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