

## 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](http://consumer.vic.gov.au/underquoting)

Range between \$1,050,000

&

\$1,155,000

#### Median sale price

Median price \$1,610,000

House

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 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		
2		
3		

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.

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**Indicative Selling Price**

\$1,050,000 - \$1,155,000

**Median House Price**

Year ending September 2017: \$1,610,000



2 2 1

**Rooms:**

**Property Type:** House (Res)

Agent Comments

## Comparable Properties



**3/6 Miller St PRAHRAN 3181 (REI/VG)**

Agent Comments

2 1 2

**Price:** \$1,190,000

**Method:** Auction Sale

**Date:** 27/05/2017

**Rooms:** -

**Property Type:** Townhouse (Res)



**8/10 Lalbert Cr PRAHRAN 3181 (REI/VG)**

Agent Comments

3 2 -

**Price:** \$1,155,000

**Method:** Auction Sale

**Date:** 24/06/2017

**Rooms:** 6

**Property Type:** House (Res)

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.