

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

3 Highbury Grove, Prahran Vic 3181

Indicative selling price

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

Range between \$1,900,000 & \$2,090,000

Median sale price

Median price \$1,800,000 Property Type House Suburb Prahran

Period - From 01/07/2021 to 30/06/2022 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	10 Erica St WINDSOR 3181	\$2,020,000	02/04/2022
2	127 Albert St WINDSOR 3181	\$2,000,000	12/04/2022
3	17 Lewisham Rd WINDSOR 3181	\$1,910,000	09/07/2022

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:

30/08/2022 17:08



Property Type: House
Land Size: 375 sqm approx
Agent Comments

Indicative Selling Price
 \$1,900,000 - \$2,090,000
Median House Price
 Year ending June 2022: \$1,800,000

Comparable Properties



10 Erica St WINDSOR 3181 (REI/VG)



Price: \$2,020,000
Method: Sold Before Auction
Date: 02/04/2022
Property Type: House (Res)
Land Size: 270 sqm approx

Agent Comments

Only 600m away, similar style house,



127 Albert St WINDSOR 3181 (REI/VG)



Price: \$2,000,000
Method: Sold Before Auction
Date: 12/04/2022
Property Type: House (Res)
Land Size: 267 sqm approx

Agent Comments

Same amount of bedrooms, unrenovated like this current home. Only 1.56kms away.



17 Lewisham Rd WINDSOR 3181 (REI/VG)



Price: \$1,910,000
Method: Auction Sale
Date: 09/07/2022
Property Type: House (Res)
Land Size: 338 sqm approx

Agent Comments

Only 800 m away, same amount of bedrooms