

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

53/8 Perth 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

Median sale price

Median price \$1,787,500

Property Type House

Suburb Prahran

Period - From 04/05/2021

to

03/05/2022

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	4/235 Dandenong Rd, Windsor, Vic 3181, Australia	\$1,066,000	08/02/2022
2	62 Osborne St, South Yarra, Vic 3141, Australia	\$1,125,000	01/12/2021
3	8/17 Park La, South Yarra, Vic 3141, Australia	\$1,065,000	20/11/2021

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:

04/05/2022 15:23



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Rooms: 5
Property Type: Townhouse
 (Single)
 Agent Comments

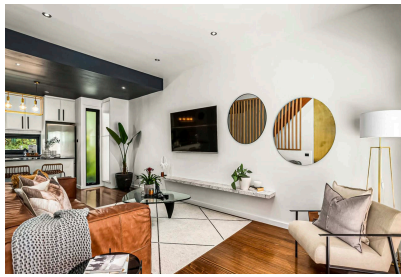
Indicative Selling Price

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

Median House Price

04/05/2021 - 03/05/2022: \$1,787,500

Comparable Properties



4/235 Dandenong Rd, Windsor, Vic 3181, Australia (REI)

Agent Comments

-
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Price: \$1,066,000

Method:

Date: 08/02/2022

Property Type: Townhouse (Single)



62 Osborne St, South Yarra, Vic 3141, Australia (REI)

Agent Comments

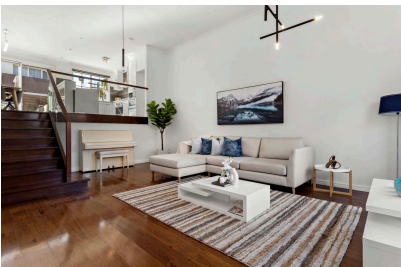
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Price: \$1,125,000

Method:

Date: 01/12/2021

Property Type: House



8/17 Park La, South Yarra, Vic 3141, Australia (REI)

Agent Comments

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Price: \$1,065,000

Method:

Date: 20/11/2021

Property Type: Apartment