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

3/10 Lalbert Crescent, 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 | $1,468,000 | Property Type | House | Suburb | Prahran

Period - From | 01/01/2019 | to | 31/12/2019 | 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	108 Williams Rd PRAHRAN 3181	$1,125,000	19/09/2019
2	202/3 Victoria St WINDSOR 3181	$1,100,000	17/12/2019
3	81 The Avenue WINDSOR 3181	$1,100,000	22/11/2019

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: | 29/01/2020 14:50

CONSUMER AFFAIRS VICTORIA

3/10 Lalbert Crescent, Prahran Vic 3181

Nicholas Kaine
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Indicative Selling Price
$1,050,000 - $1,155,000
Median House Price
Year ending December 2019: $1,468,000

🛏 3   🛁 2.5   🚗 2

Property Type: House
Agent Comments

Comparable Properties

108 Williams Rd PRAHRAN 3181 (REI/VG)

🛏 3   🛁 2   🚗 1

Price: $1,125,000
Method: Private Sale
Date: 19/09/2019
Property Type: House

Agent Comments

202/3 Victoria St WINDSOR 3181 (REI)

🛏 3   🛁 3   🚗 2

Price: $1,100,000
Method: Private Sale
Date: 17/12/2019
Property Type: Apartment

Agent Comments

81 The Avenue WINDSOR 3181 (REI)

🛏 3   🛁 2   🚗 1

Price: $1,100,000
Method: Sale by Tender
Date: 22/11/2019
Property Type: House

Agent Comments

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