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

32 Packington Place, Prahran Vic 3181

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au	/underquot	ting			
Range betwee	\$1,150,000		&		\$1,250,000				
Median sale price									
Median price	\$1,780,000	Pro	operty Type	Hou	ISE		Suburb	Prahran	
Period - From	01/01/2024	to	31/03/2024		So	urce	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.

Ade	Address of comparable property		Date of sale
1	4a Craven St PRAHRAN 3181	\$1,265,000	01/06/2024
2	18 Spring St PRAHRAN 3181	\$1,239,500	25/05/2024
3	11 Harvey St PRAHRAN 3181	\$1,203,000	18/05/2024

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:

05/07/2024 13:46



32 Packington Place, Prahran Vic 3181



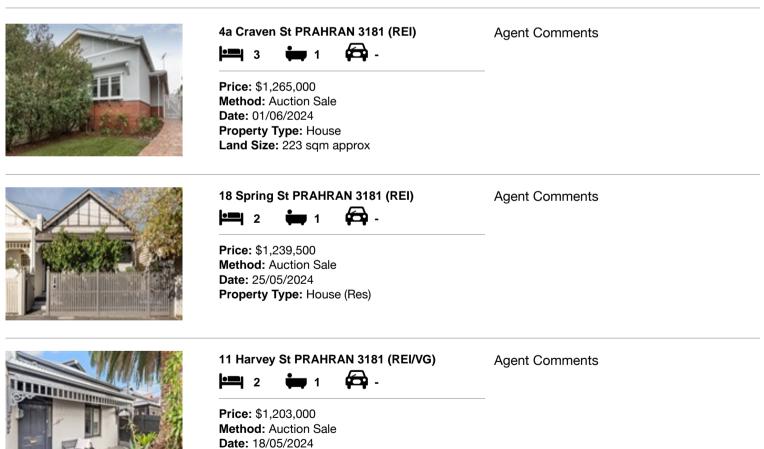


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Property Type: House **Land Size:** 143 sqm approx Agent Comments Walter Summons 03 9509 0411 0438 576 233 walter.summons@belleproperty.com

> Indicative Selling Price \$1,150,000 - \$1,250,000 Median House Price March quarter 2024: \$1,780,000

Comparable Properties



Account - Belle Property Armadale | P: 03 9509 0411 | F: 9500 9525

Property Type: House (Res) **Land Size:** 163 sqm approx





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