

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

59 Highbury Grove, Prahran Vic 3181

Indicative selling price

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

Single price

\$1,695,000

Median sale price

Median price

\$1,787,500

Property Type

House

Suburb

Prahran

Period - From

01/10/2021

to

30/09/2022

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	13 Chomley St PRAHRAN 3181	\$1,735,000	12/11/2022
2	42 Banole Av PRAHRAN 3181	\$1,750,000	22/07/2022
3	16 Ivy St PRAHRAN 3181	\$1,750,000	03/12/2022

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:

07/12/2022 14:40



Property Type: House (Res)

Land Size: 293 sqm approx

Agent Comments

Comparable Properties



13 Chomley St PRAHRAN 3181 (REI)

Agent Comments



Price: \$1,735,000

Method: Auction Sale

Date: 12/11/2022

Property Type: House (Res)

Land Size: 212 sqm approx



42 Banole Av PRAHRAN 3181 (VG)

Agent Comments



Price: \$1,750,000

Method: Sale

Date: 22/07/2022

Property Type: House (Res)

Land Size: 204 sqm approx



16 Ivy St PRAHRAN 3181 (REI)

Agent Comments



Price: \$1,750,000

Method: Auction Sale

Date: 03/12/2022

Property Type: House (Res)