## Statement of Information Single residential property located in the Melbourne metropolitan area

### Section 47AF of the Estate Agents Act 1980

#### Property offered for sale

Including suburb and postcode

Address 9/5 Gooch Street, Prahran Vic 3181

#### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting									
Range betweer	een \$350,000		&		\$380,000				
Median sale price									
Median price	\$531,750	Pro	operty Type	Unit			Suburb	Prahran	
Period - From	23/01/2024	to	22/01/2025		So	urce	Property	/ Data	

#### 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.

Ad	dress of comparable property	Price	Date of sale
1	15/27 St Georges Rd ARMADALE 3143	\$360,000	18/09/2024
2	4/28 Wynnstay Rd PRAHRAN 3181	\$376,000	14/09/2024
3	17/48 Sutherland Rd ARMADALE 3143	\$360,000	30/08/2024

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:

23/01/2025 16:14



9/5 Gooch Street, Prahran Vic 3181







**Property Type:** Apartment Agent Comments

Lauchlan Waterfield 03 9509 0411 0422 290 489 lauchlan.waterfield@belleproperty.com

> Indicative Selling Price \$350,000 - \$380,000 Median Unit Price 23/01/2024 - 22/01/2025: \$531,750

# **Comparable Properties**

15/27 St Georges Rd ARMADALE 3143 (REI/VG) 1 1 1 1 1 1 Price: \$360,000 Method: Private Sale Date: 18/09/2024 Property Type: Unit	Agent Comments
4/28 Wynnstay Rd PRAHRAN 3181 (REI/VG) □ 1 1 1 1 1 1 1 Price: \$376,000 Method: Auction Sale Date: 14/09/2024 Property Type: Apartment	Agent Comments
17/48 Sutherland Rd ARMADALE 3143 (REI/VG) 1 1 1 2 - Price: \$360,000 Method: Private Sale Date: 30/08/2024 Property Type: Apartment Land Size: 1449 sqm approx	Agent Comments

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



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