

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

115 Bendigo Street, Prahran Vic 3181

Indicative selling price

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

Single price

\$1,050,000

Median sale price

Median price

\$1,735,000

Property Type

House

Suburb

Prahran

Period - From

01/04/2022

to

31/03/2023

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	34 Pridham St PRAHRAN 3181	\$1,015,000	06/04/2023
2	6 Harvey St PRAHRAN 3181	\$1,030,000	05/05/2023
3	5 Mary St WINDSOR 3181	\$1,065,000	28/02/2023

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:

15/05/2023 11:40

115 Bendigo Street, Prahran Vic 3181



Lauchlan Waterfield

03 9509 0411

0422 290 489

lauchlan.waterfield@belleproperty.com

Indicative Selling Price

\$1,050,000

Median House Price

Year ending March 2023: \$1,735,000



Property Type: House (Res)

Agent Comments

Comparable Properties



34 Pridham St PRAHRAN 3181 (REI)

Agent Comments



Price: \$1,015,000

Method: Private Sale

Date: 06/04/2023

Property Type: House (Res)



6 Harvey St PRAHRAN 3181 (REI)

Agent Comments



Price: \$1,030,000

Method: Private Sale

Date: 05/05/2023

Property Type: House



5 Mary St WINDSOR 3181 (REI)

Agent Comments



Price: \$1,065,000

Method: Private Sale

Date: 28/02/2023

Property Type: House

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



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