

# 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

1/6 Miller Street, Prahran Vic 3181

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$1,150,000

&

\$1,250,000

### Median sale price

Median price \$1,632,500

Property Type House

Suburb Prahran

Period - From 01/10/2019

to 30/09/2020

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	13a Sebastopol St ST KILDA EAST 3183	\$1,250,000	07/10/2020
2	12/15 Irving Av PRAHRAN 3181	\$1,200,000	15/06/2020
3			

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:

11/11/2020 17:22

1/6 Miller Street, Prahran Vic 3181



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2 1 2

**Property Type:** Townhouse (Res)

Agent Comments

**Indicative Selling Price**

\$1,150,000 - \$1,250,000

**Median House Price**

Year ending September 2020: \$1,632,500

## Comparable Properties



**13a Sebastopol St ST KILDA EAST 3183 (REI)** Agent Comments

2 2 1

**Price:** \$1,250,000

**Method:** Sold Before Auction

**Date:** 07/10/2020

**Property Type:** Townhouse (Res)



**12/15 Irving Av PRAHRAN 3181 (REI/VG)** Agent Comments

2 2 1

**Price:** \$1,200,000

**Method:** Sold Before Auction

**Date:** 15/06/2020

**Property Type:** House (Res)

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.

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The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.