

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	92 Bendigo Street, Prahran Vic 3181
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Indicative selling price

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

Range between	\$1,200,000	&	\$1,320,000
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Median sale price

Median price	\$1,650,000	House	X	Unit		Suburb	Prahran
Period - From	01/04/2017	to	31/03/2018	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	83 Bendigo St PRAHRAN 3181	\$1,280,000	05/12/2017
2	67 York St PRAHRAN 3181	\$1,255,000	28/02/2018
3	31 Leila St PRAHRAN 3181	\$1,250,000	15/12/2017

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.



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Rooms:

Property Type: House (Previously Occupied - Detached)

Land Size: 260 sqm approx

Agent Comments

Indicative Selling Price

\$1,200,000 - \$1,320,000

Median House Price

Year ending March 2018: \$1,650,000

Comparable Properties



83 Bendigo St PRAHRAN 3181 (REI/VG)

Agent Comments

2 1 -

Price: \$1,280,000

Method: Private Sale

Date: 05/12/2017

Rooms: -

Property Type: House (Res)

Land Size: 150 sqm approx



67 York St PRAHRAN 3181 (REI)

Agent Comments

2 1 -

Price: \$1,255,000

Method: Sold Before Auction

Date: 28/02/2018

Rooms: -

Property Type: House (Res)



31 Leila St PRAHRAN 3181 (REI/VG)

Agent Comments

3 2 -

Price: \$1,250,000

Method: Private Sale

Date: 15/12/2017

Rooms: 5

Property Type: House

Land Size: 90 sqm approx