

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

11/2-4 Jessamine Avenue, Prahran Vic 3181

Indicative selling price

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

Range between

\$450,000

 &

\$495,000

Median sale price

Median price

\$460,000

 Property Type

Unit

 Suburb

Prahran

Period - From

01/07/2024

 to

30/09/2024

 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	6/21 Lewisham Rd WINDSOR 3181	\$477,000	12/10/2024
2	10/8 Motherwell St SOUTH YARRA 3141	\$450,000	21/09/2024
3	3/11 Donald St PRAHRAN 3181	\$445,000	04/09/2024

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:

31/10/2024 10:23



Property Type: Strata Unit/Flat

Agent Comments

Indicative Selling Price

\$450,000 - \$495,000

Median Unit Price

September quarter 2024: \$460,000

Comparable Properties



6/21 Lewisham Rd WINDSOR 3181 (REI)

Agent Comments



Price: \$477,000

Method: Auction Sale

Date: 12/10/2024

Property Type: Apartment



10/8 Motherwell St SOUTH YARRA 3141 (VG)

Agent Comments



Price: \$450,000

Method: Sale

Date: 21/09/2024

Property Type: Strata Unit/Flat



3/11 Donald St PRAHRAN 3181 (REI/VG)

Agent Comments



Price: \$445,000

Method: Private Sale

Date: 04/09/2024

Property Type: Unit

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