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	11/2-4 Jessamine Avenue, Prahran Vic 3181
Including suburb and	
postcode	

Indicative selling price

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

Tidings Setwoon	Range between	\$450,000	&	\$495,000
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Median sale price

Median price	\$460,000	Pro	perty Type	Jnit		Suburb	Prahran
Period - From	01/07/2024	to	30/09/2024	So	ource	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

Add	dress 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 comparableproperties 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)

Price: \$477,000 Method: Auction Sale Date: 12/10/2024

Property Type: Apartment

Agent Comments



10/8 Motherwell St SOUTH YARRA 3141 (VG)



Price: \$450,000 Method: Sale Date: 21/09/2024

Property Type: Strata Unit/Flat

Agent Comments



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



Price: \$445.000 Method: Private Sale Date: 04/09/2024 Property Type: Unit

Agent Comments

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





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