

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

33/20 St Edmonds Road, Prahran Vic 3181

Indicative selling price

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

Range between \$550,000 & \$585,000

Median sale price

Median price \$632,500 Property Type Unit Suburb Prahran

Period - From 01/10/2020 to 31/12/2020 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	103/26 Wilson St SOUTH YARRA 3141	\$550,000	19/02/2021
2	28/10 Clifton St PRAHRAN 3181	\$575,000	20/02/2021
3	204/47 Porter St PRAHRAN 3181	\$585,000	12/02/2021

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:

22/03/2021 09:47

33/20 St Edmonds Road, Prahran Vic 3181

Lauchlan Waterfield

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Indicative Selling Price

\$550,000 - \$585,000

Median Unit Price

December quarter 2020: \$632,500



2 1 1

Property Type: Strata Unit/Flat

Agent Comments

Comparable Properties



103/26 Wilson St SOUTH YARRA 3141 (REI)

Agent Comments

2 1 1

Price: \$550,000

Method: Private Sale

Date: 19/02/2021

Property Type: Apartment



28/10 Clifton St PRAHRAN 3181 (REI)

Agent Comments

2 1 1

Price: \$575,000

Method: Auction Sale

Date: 20/02/2021

Property Type: Apartment



204/47 Porter St PRAHRAN 3181 (REI)

Agent Comments

2 1 1

Price: \$585,000

Method: Private Sale

Date: 12/02/2021

Property Type: Apartment

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