

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

117 Charles Street, Prahran Vic 3181

Indicative selling price

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

Range between \$1,620,000

&

\$1,775,000

Median sale price

Median price \$1,705,000

Property Type House

Suburb Prahran

Period - From 01/01/2020

to

31/03/2020

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	61 Wilson St SOUTH YARRA 3141	\$1,700,000	29/01/2020
2	8 Trinian St PRAHRAN 3181	\$1,725,000	13/05/2020
3	12 Gooch St PRAHRAN 3181	\$1,800,000	21/03/2020

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:

24/06/2020 17:26

Andrew James

03 9509 0411

0411 420 788

andrew.james@belleproperty.com

Indicative Selling Price

\$1,620,000 - \$1,775,000

Median House Price

March quarter 2020: \$1,705,000



 3  1  1

Property Type: House (Res)

Land Size: 223 sqm approx

Agent Comments

Comparable Properties



61 Wilson St SOUTH YARRA 3141 (VG)

Agent Comments

 3  -  -

Price: \$1,700,000

Method: Sale

Date: 29/01/2020

Property Type: House (Res)

Land Size: 160 sqm approx



8 Trinian St PRAHRAN 3181 (REI)

Agent Comments

 3  2  2

Price: \$1,725,000

Method: Private Sale

Date: 13/05/2020

Property Type: House



12 Gooch St PRAHRAN 3181 (REI/VG)

Agent Comments

 3  3  -

Price: \$1,800,000

Method: Auction Sale

Date: 21/03/2020

Rooms: 6

Property Type: House (Res)

Land Size: 157 sqm approx