## Statement of Information Single residential property located in the Melbourne metropolitan area

### Section 47AF of the Estate Agents Act 1980

#### Property offered for sale

Including suburb and postcode

Address 117 Charles Street, Prahran Vic 3181

#### Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au	/underquot	ing			
Range betweer	\$1,620,000		&		\$1,775,000				
Median sale p	rice								
Median price	\$1,705,000	Property Type		Hou	House		Suburb	Prahran	
Period - From	01/01/2020	to	31/03/2020		So	urce	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.

Ade	dress 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









Property Type: House (Res) Land Size: 223 sqm approx Agent Comments

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

# **Comparable Properties**



61 Wilson St SOUTH YARRA 3141 (VG)



Price: \$1,700,000 Method: Sale Date: 29/01/2020 Property Type: House (Res) Land Size: 160 sqm approx

Agent Comments

Agent Comments



8 Trinian St PRAHRAN 3181 (REI)



Property Type: House

12 Gooch St PRAHRAN 3181 (REI/VG)

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Agent Comments

Price: \$1,800,000 Method: Auction Sale Date: 21/03/2020 Rooms: 6 Property Type: House (Res) Land Size: 157 sqm approx

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



propertydata

The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.

Price: \$1,725,000 Method: Private Sale Date: 13/05/2020