

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

24 Florence Street, Prahran Vic 3181

Indicative selling price

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

Single price

\$1,425,000

Median sale price

Median price

\$1,692,500

Property Type

House

Suburb

Prahran

Period - From

01/04/2020

to

31/03/2021

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	18A Clarendon St ARMADALE 3143	\$1,450,000	22/05/2021
2	10 Duke St WINDSOR 3181	\$1,370,000	13/05/2021
3	512 High St PRAHRAN 3181	\$1,436,000	13/03/2021

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:

09/06/2021 16:09

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Indicative Selling Price

\$1,425,000

Median House Price

Year ending March 2021: \$1,692,500



2 2 1

Property Type: House (Res)

Agent Comments

Comparable Properties



18A Clarendon St ARMADALE 3143 (REI)

Agent Comments

2 1 1

Price: \$1,450,000

Method: Auction Sale

Date: 22/05/2021

Property Type: House

Land Size: 205 sqm approx



10 Duke St WINDSOR 3181 (REI)

Agent Comments

2 1 -

Price: \$1,370,000

Method: Sold Before Auction

Date: 13/05/2021

Property Type: House (Res)



512 High St PRAHRAN 3181 (REI)

Agent Comments

2 1 1

Price: \$1,436,000

Method: Auction Sale

Date: 13/03/2021

Property Type: House (Res)