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 24 Florence Street, Prahran Vic 3181

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting										
Single price	e \$1,425,000									
Median sale p	rice									
Median price	\$1,692,500	Pro	perty Type	Ηοι	ise		Suburb	Prahran		
Period - From	01/04/2020	to	31/03/2021		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.

Ade	dress 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





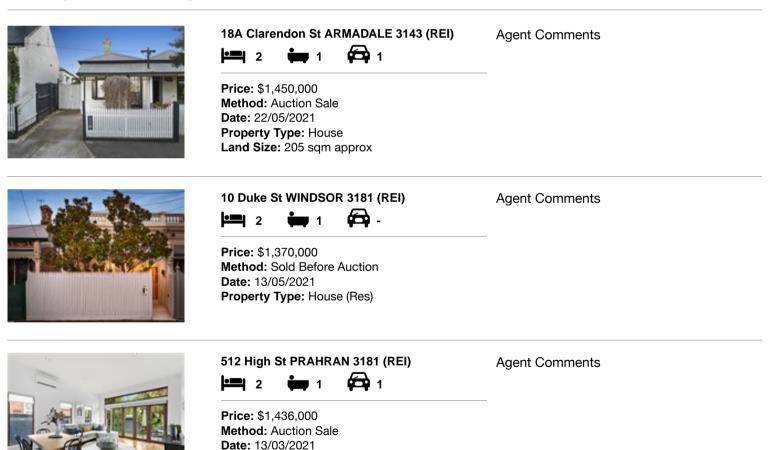




Property Type: House (Res) Agent Comments Andrew James 03 9509 0411 0411 420 788 andrew.james@belleproperty.com

Indicative Selling Price \$1,425,000 Median House Price Year ending March 2021: \$1,692,500

Comparable Properties





Property Type: House (Res)





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.