

# 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

58 Andrew Street, Prahran Vic 3181

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$1,700,000

&

\$1,850,000

### Median sale price

Median price \$1,672,000

Property Type House

Suburb Prahran

Period - From 01/01/2020

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	15 Fawkner St SOUTH YARRA 3141	\$1,895,000	09/10/2020
2	17 Andrew St WINDSOR 3181	\$1,815,000	05/12/2020
3	588 High St PRAHRAN 3181	\$1,800,000	05/12/2020

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:

11/03/2021 14:55

Andrew James

03 9509 0411

0411 420 788

andrew.james@belleproperty.com

**Indicative Selling Price**

\$1,700,000 - \$1,850,000

**Median House Price**

Year ending December 2020: \$1,672,000

 3  1  0

**Property Type:**

Agent Comments

## Comparable Properties



**15 Fawkner St SOUTH YARRA 3141 (REI/VG)**

Agent Comments

 3  1  -

**Price:** \$1,895,000

**Method:** Private Sale

**Date:** 09/10/2020

**Property Type:** House

**Land Size:** 274 sqm approx



**17 Andrew St WINDSOR 3181 (REI/VG)**

Agent Comments

 3  1  1

**Price:** \$1,815,000

**Method:** Auction Sale

**Date:** 05/12/2020

**Property Type:** House (Res)

**Land Size:** 306 sqm approx



**588 High St PRAHRAN 3181 (REI/VG)**

Agent Comments

 3  2  1

**Price:** \$1,800,000

**Method:** Auction Sale

**Date:** 05/12/2020

**Property Type:** House (Res)

**Land Size:** 254 sqm approx