

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

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

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Property Type:
Agent Comments

Indicative Selling Price
\$1,700,000 - \$1,850,000
Median House Price
Year ending December 2020: \$1,672,000

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