

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

10 Dixon Street, Prahran Vic 3181

Indicative selling price

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

Single price

\$1,500,000

Median sale price

Median price

\$1,787,500

Property Type

House

Suburb

Prahran

Period - From

01/10/2021

to

30/09/2022

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	76 Pridham St PRAHRAN 3181	\$1,471,000	04/07/2022
2	39 Hornby St WINDSOR 3181	\$1,540,000	25/05/2022
3	48 Moore St SOUTH YARRA 3141	\$1,570,000	25/06/2022

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:

21/11/2022 15:51

10 Dixon Street, Prahran Vic 3181



Andrew James
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Indicative Selling Price

\$1,500,000

Median House Price

Year ending September 2022: \$1,787,500



2 1

Property Type: House

Agent Comments

Comparable Properties



76 Pridham St PRAHRAN 3181 (REI/VG)

Agent Comments

2 - -

Price: \$1,471,000

Method: Private Sale

Date: 04/07/2022

Property Type: House (Res)

Land Size: 139 sqm approx



39 Hornby St WINDSOR 3181 (REI/VG)

Agent Comments

2 1 -

Price: \$1,540,000

Method: Auction Sale

Date: 25/05/2022

Property Type: House (Res)

Land Size: 140 sqm approx



48 Moore St SOUTH YARRA 3141 (REI/VG)

Agent Comments

2 1 -

Price: \$1,570,000

Method: Auction Sale

Date: 25/06/2022

Property Type: House (Res)

Land Size: 147 sqm approx

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



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