

# 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

13/58 The Avenue, 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 \$440,000

&

\$465,000

### Median sale price

Median price \$638,000

Property Type Unit

Suburb Prahran

Period - From 01/07/2021

to 30/09/2021

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 | 17/58 The Avenue WINDSOR 3181   | \$450,000 | 27/07/2021   |
| 2 | 30/43 Grandview Gr PRAHRAN 3181 | \$454,000 | 14/12/2021   |
| 3 | 20/43 Grandview Gr PRAHRAN 3181 | \$455,000 | 08/08/2021   |

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:

20/12/2021 15:00

13/58 The Avenue, Prahran Vic 3181

Andrew James

03 9509 0411

0411 420 788

andrew.james@belleproperty.com

**Indicative Selling Price**

\$440,000 - \$465,000

**Median Unit Price**

September quarter 2021: \$638,000



1 1 1

**Property Type:** Apartment

**Agent Comments**

## Comparable Properties



**17/58 The Avenue WINDSOR 3181 (REI/VG)**

**Agent Comments**

1 1 1

**Price:** \$450,000

**Method:** Private Sale

**Date:** 27/07/2021

**Property Type:** Apartment



**30/43 Grandview Gr PRAHRAN 3181 (REI)**

**Agent Comments**

1 1 1

**Price:** \$454,000

**Method:** Private Sale

**Date:** 14/12/2021

**Property Type:** Apartment



**20/43 Grandview Gr PRAHRAN 3181 (VG)**

**Agent Comments**

1 - -

**Price:** \$455,000

**Method:** Sale

**Date:** 08/08/2021

**Property Type:** Strata Unit/Flat

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