

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

43 Aberdeen Road, Prahran Vic 3181

Indicative selling price

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

Range between \$3,200,000 & \$3,500,000

Median sale price

Median price \$1,807,500 Property Type House Suburb Prahran

Period - From 01/01/2021 to 31/12/2021 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	10 Errol St PRAHRAN 3181	\$3,260,000	13/11/2021
2	53 Stuart St ARMADALE 3143	\$3,260,000	19/02/2022
3	16 Canterbury Rd TOORAK 3142	\$3,300,000	25/10/2021

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:

10/03/2022 12:01

43 Aberdeen Road, Prahran Vic 3181

Andrew James

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Indicative Selling Price

\$3,200,000 - \$3,500,000

Median House Price

Year ending December 2021: \$1,807,500



4 3 2

Property Type: House

Agent Comments

Comparable Properties



10 Errol St PRAHRAN 3181 (REI/VG)

Agent Comments

4 2 2

Price: \$3,260,000

Method: Auction Sale

Date: 13/11/2021

Property Type: House (Res)

Land Size: 266 sqm approx



53 Stuart St ARMADALE 3143 (REI)

Agent Comments

4 3 2

Price: \$3,260,000

Method: Auction Sale

Date: 19/02/2022

Property Type: House (Res)



16 Canterbury Rd TOORAK 3142 (REI)

Agent Comments

4 2 4

Price: \$3,300,000

Method: Private Sale

Date: 25/10/2021

Property Type: House

Land Size: 770.70 sqm approx

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