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	cons	sumer.vic.go	v.au	/underquot	ting		
Range betweer	\$3,200,000		&		\$3,500,000			
Median sale p	rice							
Median price	\$1,807,500	Pro	operty Type	Hou	se		Suburb	Prahran
Period - From	01/01/2021	to	31/12/2021		So	urce	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.

Ado	dress 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









Property Type: House Agent Comments Andrew James 03 9509 0411 0411 420 788 andrew.james@belleproperty.com

Indicative Selling Price \$3,200,000 - \$3,500,000 Median House Price Year ending December 2021: \$1,807,500

Comparable Properties



10 Errol St PRAHRAN 3181 (REI/VG)

53 Stuart St ARMADALE 3143 (REI)

3

2

Price: \$3,260,000

Method: Auction Sale Date: 13/11/2021 Property Type: House (Res) Land Size: 266 sqm approx

Agent Comments

Agent Comments



Price: \$3,260,000 Method: Auction Sale Date: 19/02/2022 Property Type: House (Res)

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16 Canterbury Rd TOORAK 3142 (REI)



Agent Comments

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





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