

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

7/22 Trinian Street, Prahran Vic 3181

Indicative selling price

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

Single price

\$369,000

Median sale price

Median price

\$591,750

Property Type

Unit

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	8/18 Normanby St WINDSOR 3181	\$351,000	27/09/2022
2	8/37 Darling St SOUTH YARRA 3141	\$375,000	03/06/2022
3	11/28 Lewisham Rd PRAHRAN 3181	\$385,000	17/10/2022

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 11:12



Property Type: Apartment

Agent Comments

Comparable Properties



8/18 Normanby St WINDSOR 3181 (REI)

Agent Comments



Price: \$351,000

Method: Private Sale

Date: 27/09/2022

Property Type: Unit



8/37 Darling St SOUTH YARRA 3141 (REI/VG)

Agent Comments



Price: \$375,000

Method: Sold Before Auction

Date: 03/06/2022

Property Type: Apartment



11/28 Lewisham Rd PRAHRAN 3181 (REI)

Agent Comments



Price: \$385,000

Method: Private Sale

Date: 17/10/2022

Property Type: Unit