

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

117 Bendigo Street, Prahran Vic 3181

Indicative selling price

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

Single price

\$1,250,000

Median sale price

Median price

\$2,045,000

Property Type

House

Suburb

Prahran

Period - From

01/10/2023

to

31/12/2023

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	30 Florence St PRAHRAN 3181	\$1,260,000	23/03/2024
2			
3			

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:

10/04/2024 14:17

Jesse Jones
03 9068 4850
0434 055 212

jesse@whitefoxrealestate.com.au

Indicative Selling Price

\$1,250,000

Median House Price

December quarter 2023: \$2,045,000



Property Type: House

Agent Comments

Comparable Properties



30 Florence St PRAHRAN 3181 (REI)

Agent Comments



Price: \$1,260,000

Method: Auction Sale

Date: 23/03/2024

Property Type: House (Res)

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.