# Statement of Information Single residential property located in the Melbourne metropolitan area

## Section 47AF of the Estate Agents Act 1980

#### Property offered for sale

Including suburb and postcode

Address 520 High Street, Prahran Vic 3181

#### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting									
Single price	\$1,925,000								
Median sale price									
Median price	\$1,650,000	Pro	operty Type Hou	ISE	Suburb Prahran				
Period - From	01/10/2024	to	31/12/2024	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 sixmonths that the estate agent or agent's representative considers to be most comparable to the property for sale.

Ad	dress of comparable property	Price	Date of sale
1	320 Inkerman St ST KILDA EAST 3183	\$1,877,000	27/11/2024
2	14 Baldwin St ARMADALE 3143	\$1,875,000	30/08/2024
3			

OR

**B**<sup>\*</sup> 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:

01/02/2025 09:30









**Property Type:** House Agent Comments

Andrew James 03 9509 0411 0411 420 788 andrew.james@belleproperty.com

Indicative Selling Price \$1,925,000 Median House Price December quarter 2024: \$1,650,000

# **Comparable Properties**

320 Inkerman St ST KILDA EAST 3183 (REI)   4 3 2   Price: \$1,877,000   Method: Sold Before Auction   Date: 27/11/2024   Property Type: House (Res)	Agent Comments
14 Baldwin St ARMADALE 3143 (REI/VG)   1   3 1   2 1   2 1   2 1   2 1   3 1   2 1   2 1   2 1   3 1   2 1   2 1   2 1   2 1   2 1   2 1   2 1   2 1   2 1   2 1   3 1   3 1   2 1   2 2   2 2   3 2   3 2   2 2   3 2   3 2   3 3   3 3   3 3   3 3   3 3   3 3	Agent Comments

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.

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



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