

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

12 Bowen Street, Prahran Vic 3181

Indicative selling price

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

Range between \$1,400,000 & \$1,540,000

Median sale price

Median price \$1,820,000 Property Type House Suburb Prahran

Period - From 01/10/2020 to 30/09/2021 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	15 Godfrey Av ST KILDA EAST 3183	\$1,555,000	19/08/2021
2	18 Rosamond St BALACLAVA 3183	\$1,458,000	15/10/2021
3	90 Commercial Rd PRAHRAN 3181	\$1,450,000	16/10/2021

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:

09/11/2021 16:08



2 1.5 1

Rooms: 4

Property Type: House (Previously Occupied - Detached)

Land Size: 214 sqm approx

Agent Comments

Rear access for parking

Indicative Selling Price

\$1,400,000 - \$1,540,000

Median House Price

Year ending September 2021: \$1,820,000

Comparable Properties



15 Godfrey Av ST KILDA EAST 3183 (REI/VG)

Agent Comments

2 1 1

Price: \$1,555,000

Method: Sold Before Auction

Date: 19/08/2021

Property Type: House

Land Size: 195 sqm approx



18 Rosamond St BALACLAVA 3183 (REI)

Agent Comments

2 1 1

Price: \$1,458,000

Method: Auction Sale

Date: 15/10/2021

Property Type: House (Res)

Land Size: 137 sqm approx



90 Commercial Rd PRAHRAN 3181 (REI)

Agent Comments

2 1 1

Price: \$1,450,000

Method: Auction Sale

Date: 16/10/2021

Property Type: House (Res)