

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

24 Spring Street, Prahran Vic 3181

Indicative selling price

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

Range between \$1,025,000

&

\$1,125,000

Median sale price

Median price \$1,850,000

Property Type House

Suburb Prahran

Period - From 01/07/2020

to

30/09/2020

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	38 Packington St PRAHRAN 3181	\$1,181,000	26/10/2020
2	132 Peel St WINDSOR 3181	\$1,165,000	14/10/2020
3	4 Harvey St PRAHRAN 3181	\$1,020,000	29/11/2020

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:

12/01/2021 09:02

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Indicative Selling Price

\$1,025,000 - \$1,125,000

Median House Price

September quarter 2020: \$1,850,000



2 1 0

Property Type: House

Land Size: 123.5 sqm approx

Agent Comments

Comparable Properties



38 Packington St PRAHRAN 3181 (REI)

Agent Comments

2 1 -

Price: \$1,181,000

Method: Private Sale

Date: 26/10/2020

Property Type: House



132 Peel St WINDSOR 3181 (REI/VG)

Agent Comments

2 1 -

Price: \$1,165,000

Method: Private Sale

Date: 14/10/2020

Property Type: House

Land Size: 156 sqm approx



4 Harvey St PRAHRAN 3181 (REI)

Agent Comments

2 1 -

Price: \$1,020,000

Method: Private Sale

Date: 29/11/2020

Property Type: House