

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

8/5 JESSAMINE AVENUE PRAHRAN VIC 3181

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

\$795,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$630,000

Property type

Unit

Suburb

Prahran

Period-from

01 Oct 2021

to

30 Sep 2022

Source

Corelogic

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 6 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

6/15 ALBION STREET BALACLAVA VIC 3183	\$825,000	19-Jun-22
14/55-57 HOTHAM STREET ST KILDA EAST VIC 3183	\$758,000	06-Jun-22

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 6 months.

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**6/15 ALBION STREET BALACLAVA
VIC 3183**

Sold Price

\$825,000

Sold Date

19-Jun-22

 3  2  1

Distance

1.97km



**14/55-57 HOTHAM STREET ST
KILDA EAST VIC 3183**

Sold Price

\$758,000

Sold Date

06-Jun-22

 3  1  1

Distance

0.87km

RS = Recent sale

UN = Undisclosed Sale

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