

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

588 High Street, Prahran Vic 3181

Indicative selling price

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

Range between \$1,575,000

&

\$1,650,000

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	2 Vail St PRAHRAN 3181	\$1,685,000	17/08/2020
2	8 Arkle St PRAHRAN 3181	\$1,632,500	21/05/2020
3	10 Robinson St PRAHRAN 3181	\$1,575,000	12/06/2020

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:

10/11/2020 17:27

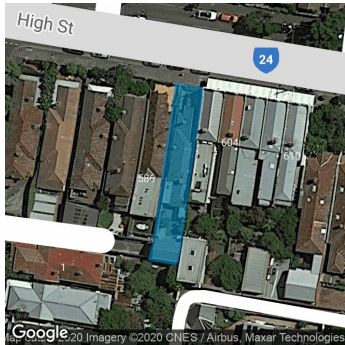
Walter Summons
03 9509 0411
0438 576 233
wsummons@hockingstuart.com.au

Indicative Selling Price

\$1,575,000 - \$1,650,000

Median House Price

September quarter 2020: \$1,850,000



3 2 1

Property Type: House (Res)

Land Size: 254 sqm approx

Agent Comments

Comparable Properties



2 Vail St PRAHRAN 3181 (REI/VG)

Agent Comments

3 1 1

Price: \$1,685,000

Method: Private Sale

Date: 17/08/2020

Property Type: House (Res)

Land Size: 365 sqm approx



8 Arkle St PRAHRAN 3181 (REI/VG)

Agent Comments

3 2 1

Price: \$1,632,500

Method: Private Sale

Date: 21/05/2020

Property Type: House (Res)

Land Size: 190 sqm approx



10 Robinson St PRAHRAN 3181 (REI/VG)

Agent Comments

3 1 -

Price: \$1,575,000

Method: Private Sale

Date: 12/06/2020

Property Type: House (Res)

Land Size: 240 sqm approx