

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

6/5-7 Jessamine Avenue, Prahran Vic 3181

Indicative selling price

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

Range between

\$750,000

&

\$800,000

Median sale price

Median price

\$638,000

Property Type

Unit

Suburb

Prahran

Period - From

01/07/2021

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	6/28 St Georges Rd ARMADALE 3143	\$752,200	09/11/2021
2	2/9 Williams Rd PRAHRAN 3181	\$770,000	15/11/2021
3	2/5 Denbigh Rd ARMADALE 3143	\$795,500	29/07/2021

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:

01/12/2021 12:01

James Annett

03 9509 0411

0422 930 845

james.annett@belleproperty.com

Indicative Selling Price

\$750,000 - \$800,000

Median Unit Price

September quarter 2021: \$638,000



Property Type: Apartment

Agent Comments

Comparable Properties



6/28 St Georges Rd ARMADALE 3143 (REI)

Agent Comments



Price: \$752,200

Method: Sold Before Auction

Date: 09/11/2021

Property Type: Apartment



2/9 Williams Rd PRAHRAN 3181 (REI)

Agent Comments



Price: \$770,000

Method: Private Sale

Date: 15/11/2021

Property Type: Apartment



2/5 Denbigh Rd ARMADALE 3143 (VG)

Agent Comments



Price: \$795,500

Method: Sale

Date: 29/07/2021

Property Type: Strata Unit/Flat

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