Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb and postcode

Address 75 Aberdeen Road, Prahran Vic 3181

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting										
Single price	e \$1,590,000									
Median sale price										
Median price	\$1,705,000	Pro	pperty Type	House		Suburb	Prahran			
Period - From	12/09/2023	to	11/09/2024	Sc	ource	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 sixmonths that the estate agent or agent's representative considers to be most comparable to the property for sale.

Add	dress of comparable property	Price	Date of sale
1	83 Bayview St PRAHRAN 3181	\$1,535,000	17/06/2024
2			
3			

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:

12/09/2024 10:12



Thomson:







Property Type: House (Res) Land Size: Approx 168 sqm approx Agent Comments Indicative Selling Price \$1,590,000 Median House Price 12/09/2023 - 11/09/2024: \$1,705,000

Comparable Properties



83 Bayview St PRAHRAN 3181 (REI/VG)

The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within



Price: \$1,535,000 Method: Sold Before Auction Date: 17/06/2024 Property Type: House (Res) Land Size: 188 sqm approx Agent Comments

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propertydata

two kilometres of the property for sale in the last six months.



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