

# 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

34 Banole Avenue, Prahran Vic 3181

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price

\$1,589,000

### Median sale price

Median price

\$1,430,000

Property Type

House

Suburb

Prahran

Period - From

01/04/2020

to

30/06/2020

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	47 Highbury Gr PRAHRAN 3181	\$1,650,000	29/04/2020
2	13 Leila St PRAHRAN 3181	\$1,577,000	18/03/2020
3	5 Murray St PRAHRAN 3181	\$1,566,000	05/05/2020

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:

25/07/2020 15:26

34 Banole Avenue, Prahran Vic 3181

Andrew James

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**Indicative Selling Price**

\$1,589,000

**Median House Price**

June quarter 2020: \$1,430,000



 3  1  1

**Property Type:** House

Agent Comments

## Comparable Properties



**47 Highbury Gr PRAHRAN 3181 (REI/VG)**

Agent Comments

 3  2  1

**Price:** \$1,650,000

**Method:** Private Sale

**Date:** 29/04/2020

**Property Type:** House

**Land Size:** 298 sqm approx



**13 Leila St PRAHRAN 3181 (REI/VG)**

Agent Comments

 3  1  -

**Price:** \$1,577,000

**Method:** Auction Sale

**Date:** 18/03/2020

**Rooms:** 5

**Property Type:** House (Res)

**Land Size:** 229 sqm approx



**5 Murray St PRAHRAN 3181 (REI/VG)**

Agent Comments

 3  1  1

**Price:** \$1,566,000

**Method:** Auction Sale

**Date:** 05/05/2020

**Property Type:** House (Res)

**Land Size:** 220 sqm approx

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