

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

20 Vail Street, Prahran Vic 3181

Indicative selling price

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

Range between \$1,000,000 & \$1,100,000

Median sale price

Median price \$1,638,500 Property Type House Suburb Prahran

Period - From 01/10/2020 to 31/12/2020 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	22 Vail St PRAHRAN 3181	\$1,110,000	03/12/2020
2	7 Bayview St PRAHRAN 3181	\$1,073,000	25/02/2021
3	4 Harvey St PRAHRAN 3181	\$1,020,000	29/11/2020

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:

22/03/2021 16:30



Property Type: House (Previously Occupied - Detached)
Land Size: 184 sqm approx
Agent Comments

Indicative Selling Price
\$1,000,000 - \$1,100,000
Median House Price
December quarter 2020: \$1,638,500

Comparable Properties



22 Vail St PRAHRAN 3181 (REI/VG)

Agent Comments



Price: \$1,110,000
Method: Private Sale
Date: 03/12/2020
Property Type: House
Land Size: 188 sqm approx



7 Bayview St PRAHRAN 3181 (REI)

Agent Comments



Price: \$1,073,000
Method: Auction Sale
Date: 25/02/2021
Property Type: House (Res)



4 Harvey St PRAHRAN 3181 (REI/VG)

Agent Comments



Price: \$1,020,000
Method: Private Sale
Date: 29/11/2020
Property Type: House
Land Size: 141 sqm approx