

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

67 Highbury Grove, Prahran Vic 3181

Indicative selling price

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

Range between \$2,200,000

&

\$2,400,000

Median sale price

Median price \$1,660,000

Property Type House

Suburb Prahran

Period - From 01/10/2021

to 31/12/2021

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	32 Highbury Gr PRAHRAN 3181	\$2,420,000	03/12/2021
2	49 Highbury Gr PRAHRAN 3181	\$2,400,000	05/10/2021
3	9 Chatsworth Rd PRAHRAN 3181	\$2,370,000	25/10/2021

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:

18/02/2022 10:38

Walter Summons

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Indicative Selling Price

\$2,200,000 - \$2,400,000

Median House Price

December quarter 2021: \$1,660,000



3 2 2

Property Type: House

Land Size: 310 sqm approx

Agent Comments

Comparable Properties



32 Highbury Gr PRAHRAN 3181 (REI/VG)

Agent Comments

3 2 1

Price: \$2,420,000

Method: Sold Before Auction

Date: 03/12/2021

Property Type: House (Res)

Land Size: 267 sqm approx



49 Highbury Gr PRAHRAN 3181 (REI/VG)

Agent Comments

3 2 2

Price: \$2,400,000

Method: Auction Sale

Date: 05/10/2021

Property Type: House (Res)

Land Size: 281 sqm approx



9 Chatsworth Rd PRAHRAN 3181 (VG)

Agent Comments

3 - -

Price: \$2,370,000

Method: Sale

Date: 25/10/2021

Property Type: House (Res)

Land Size: 186 sqm approx

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