## 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 44 Clarke Street, Prahran Vic 3181

#### Indicative selling price

For the meaning	of this price see	con	sumer.vic.go	v.au	/underquot	ting		
Range betweer	\$1,850,000		&		\$2,000,000			
Median sale p	rice							
Median price	\$1,705,000	Pro	Property Type Hous		se		Suburb	Prahran
Period - From	01/01/2020	to	31/03/2020		So	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.

Ad	dress of comparable property	Price	Date of sale
1	17 Tyrone St SOUTH YARRA 3141	\$1,950,000	07/12/2019
2	12 Gooch St PRAHRAN 3181	\$1,800,000	21/03/2020
3			

OR

**B**<sup>\*</sup> 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:

21/05/2020 17:46





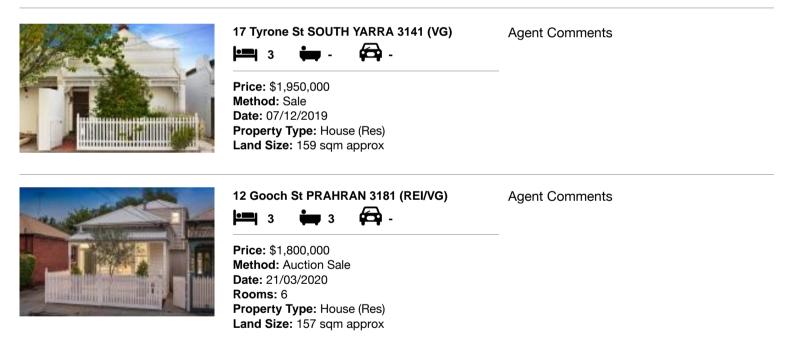




**Property Type:** House Land Size: 196 sqm approx Agent Comments Andrew James 03 9509 0411 0411 420 788 andrew.james@belleproperty.com

> Indicative Selling Price \$1,850,000 - \$2,000,000 Median House Price March quarter 2020: \$1,705,000

# **Comparable Properties**



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.

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