

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

129 Bendigo Street, Prahran Vic 3181

Indicative selling price

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

Range between \$2,100,000

&

\$2,200,000

Median sale price

Median price \$1,850,000

Property Type House

Suburb Prahran

Period - From 01/07/2020

to

30/09/2020

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	1/693 Orrong Rd TOORAK 3142	\$2,300,000	25/10/2020
2	175 Williams Rd SOUTH YARRA 3141	\$2,200,000	17/07/2020
3	44 Grosvenor St SOUTH YARRA 3141	\$2,006,000	05/11/2020

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:

25/11/2020 10:36

Jesse Raeburn

03 8578 0388

0429 193 978

jesseraeburn@theagency.com.au

Indicative Selling Price

\$2,100,000 - \$2,200,000

Median House Price

September quarter 2020: \$1,850,000



Rooms: 2

Property Type:

Agent Comments

Comparable Properties



1/693 Orrong Rd TOORAK 3142 (REI)

Agent Comments



Price: \$2,300,000

Method: Private Sale

Date: 25/10/2020

Property Type: Apartment

175 Williams Rd SOUTH YARRA 3141 (REI/VG) Agent Comments



Price: \$2,200,000

Method: Private Sale

Date: 17/07/2020

Property Type: House

Land Size: 213 sqm approx



44 Grosvenor St SOUTH YARRA 3141 (REI)

Agent Comments



Price: \$2,006,000

Method: Auction Sale

Date: 05/11/2020

Property Type: House (Res)