

## Statement of Information

Sections 47AF of the Estate Agents Act 1980

**574b High Street,  
PRAHRAN 3181**

### Indicative selling price

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

**Single price \$1,195,000**

### Median sale price

Median **House** for **PRAHRAN** for period **Aug 2018 - Feb 2019**

Sourced from **Property Data**.

**\$1,396,250**

### Comparable property sales

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 the most comparable to the property for sale.

**7 Lewisham Road,**  
Windsor 3181

**Price \$1,200,000** Sold 12  
February 2019

**2/36 York Street,**  
Prahran 3181

**Price \$1,210,000** Sold 27  
October 2018

**2B Stawell Street,**  
Prahran 3181

**Price \$1,290,000** Sold 01  
September 2018

### Additional Information

Indicative selling price, median house price for the suburb and comparable sales information has been provided by the agent in compliance with Estate Agents Act 1980. This information was sourced from Property Data.

House

  
2 beds

  
2 baths

  
2 parking

### Greg Hocking Persichetti

222 Glen Huntly Road,  
Elsternwick VIC 3185

### Contact agents



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**GREG HOCKING**  
PERSICHETTI