

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

13 Bayview Street, Prahran Vic 3181

Indicative selling price

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

Range between \$1,150,000

&

\$1,250,000

Median sale price

Median price \$1,795,000

Property Type House

Suburb Prahran

Period - From 06/12/2020

to

05/12/2021

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	20 Bowen St PRAHRAN 3181	\$1,220,000	20/11/2021
2	45 Bayview St PRAHRAN 3181	\$1,153,000	13/08/2021
3	63 Pridham St PRAHRAN 3181	\$1,125,000	20/11/2021

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:

06/12/2021 12:15



2 1

Property Type: House (Res)

Agent Comments

Indicative Selling Price

\$1,150,000 - \$1,250,000

Median House Price

06/12/2020 - 05/12/2021: \$1,795,000

Comparable Properties



20 Bowen St PRAHRAN 3181 (REI)

Agent Comments

2 1 -

Price: \$1,220,000

Method: Auction Sale

Date: 20/11/2021

Property Type: House (Res)



45 Bayview St PRAHRAN 3181 (REI/VG)

Agent Comments

2 1 -

Price: \$1,153,000

Method: Sold Before Auction

Date: 13/08/2021

Property Type: House (Res)

Land Size: 107 sqm approx



63 Pridham St PRAHRAN 3181 (REI)

Agent Comments

2 1 -

Price: \$1,125,000

Method: Auction Sale

Date: 20/11/2021

Property Type: House (Res)

Account - Besser & Co EA | P: 03 9531 1000 | F: 03 9531 4000