# 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

12/28 The Avenue, Prahran Vic 3181

#### Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au/	/underquot	ting		
Range betweer	\$580,000		&		\$638,000			
Median sale pi	rice							
Median price	\$573,000	Pro	operty Type	Unit			Suburb	Prahran
Period - From	01/10/2019	to	30/09/2020		So	urce	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.

Ad	dress of comparable property	Price	Date of sale
1	5/38 Porter St PRAHRAN 3181	\$615,000	06/11/2020
2	301/881 High St ARMADALE 3143	\$610,000	24/06/2020
3	213/1 Wilks St CAULFIELD NORTH 3161	\$595,000	08/09/2020

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:

14/12/2020 17:38



# WE DELIVER ... Biggin Scott





**Property Type:** Apartment Agent Comments

9520 9020 0433 222 453 phnarakis@bigginscott.com.au Indicative Selling Price

Phoebe Hnarakis

Indicative Selling Price \$580,000 - \$638,000 Median Unit Price Year ending September 2020: \$573,000

# **Comparable Properties**



5/38 Porter St PRAHRAN 3181 (REI)



Price: \$615,000 Method: Private Sale Date: 06/11/2020 Property Type: Apartment Agent Comments

Agent Comments



301/881 High St ARMADALE 3143 (REI/VG)



Price: \$610,000 Method: Private Sale Date: 24/06/2020 Rooms: 4 Property Type: Apartment



213/1 Wilks St CAULFIELD NORTH 3161 (VG) Agent Comments



Price: \$595,000 Method: Sale Date: 08/09/2020 Property Type: Strata Unit/Flat

Account - Biggin & Scott | P: 9520 9000 | F: 9533 6140



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.