

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 consumer.vic.gov.au/underquoting

Range between \$580,000

&

\$638,000

Median sale price

Median price \$573,000

Property Type Unit

Suburb Prahran

Period - From 01/10/2019

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	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

Phoebe Hnarakis

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Indicative Selling Price

\$580,000 - \$638,000

Median Unit Price

Year ending September 2020: \$573,000



2 1 1

Property Type: Apartment

Agent Comments

Comparable Properties



5/38 Porter St PRAHRAN 3181 (REI)

Agent Comments

2 1 1

Price: \$615,000

Method: Private Sale

Date: 06/11/2020

Property Type: Apartment



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

Agent Comments

2 1 1

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

2 - -

Price: \$595,000

Method: Sale

Date: 08/09/2020

Property Type: Strata Unit/Flat