

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 19-21 Lalbert Crescent, Prahran Vic 3181

Indicative selling price

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

Range between \$2,750,000 & \$3,000,000

Median sale price

Median price \$1,750,000 Property type House Suburb Prahran

Period - From 01/01/2021 to 31/03/2021 Source REIV

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 most comparable to the property for sale.

Address of comparable property	Price	Date of sale
3 Selwyn Court, Toorak	\$3,275,000	02/03/2021
23 Closeburn Avenue, Prahran	\$2,900,000	10/12/2020
17 Mandeville Crescent, Toorak	\$2,960,000	21/11/2020

This Statement of Information was prepared on: 1 April 2021