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

10/14 A'Beckett Street, Prahran Vic 3181

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au/	underquot	ing		
Range betweer	\$620,000		&		\$660,000			
Median sale pr	rice							
Median price	\$460,000	Pro	operty Type	Unit			Suburb	Prahran
Period - From	01/07/2024	to	30/09/2024		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.

Ado	dress of comparable property	Price	Date of sale
1	10/41 Sutherland Rd ARMADALE 3143	\$650,000	30/10/2024
2	5/24 Fitzgerald St SOUTH YARRA 3141	\$622,000	24/10/2024
3	9/12a ABeckett St PRAHRAN 3181	\$655,000	01/08/2024

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:

07/11/2024 14:39



10/14 A'Beckett Street, Prahran Vic 3181







Property Type: Unit **Land Size:** 86 sqm approx Agent Comments Walter Summons 03 9509 0411 0438 576 233 walter.summons@belleproperty.com

> Indicative Selling Price \$620,000 - \$660,000 Median Unit Price September quarter 2024: \$460,000

Comparable Properties



10/41 Sutherland Rd ARMADALE 3143 (REI) Agent Comments



Price: \$650,000 Method: Sold Before Auction Date: 30/10/2024 Property Type: Apartment



5/24 Fitzgerald St SOUTH YARRA 3141 (REI)

Agent Comments



Price: \$622,000 Method: Sold Before Auction Date: 24/10/2024 Property Type: Apartment

9/12a ABeckett St PRAHRAN 3181 (REI/VG)

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Agent Comments



Price: \$655,000 Method: Sold Before Auction Date: 01/08/2024 Property Type: Unit

Account - Belle Property Armadale | P: 03 9509 0411 | F: 9500 9525



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