

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 consumer.vic.gov.au/underquoting

Range between \$620,000 & \$660,000

Median sale price

Median price \$460,000 Property Type Unit Suburb Prahran

Period - From 01/07/2024 to 30/09/2024 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	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



Property Type: Unit

Land Size: 86 sqm approx

Agent Comments

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)

Agent Comments



Price: \$655,000

Method: Sold Before Auction

Date: 01/08/2024

Property Type: Unit