

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

8 Mount Street, Prahran Vic 3181

Indicative selling price

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

Range between \$1,100,000

&

\$1,200,000

Median sale price

Median price \$1,672,000

Property Type House

Suburb Prahran

Period - From 01/01/2020

to

31/12/2020

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	12 Chambers St SOUTH YARRA 3141	\$1,350,000	07/11/2020
2	38 Packington St PRAHRAN 3181	\$1,181,000	26/10/2020
3	4 Harvey St PRAHRAN 3181	\$1,020,000	29/11/2020

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:

19/01/2021 08:43

Walter Summons

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Indicative Selling Price

\$1,100,000 - \$1,200,000

Median House Price

Year ending December 2020: \$1,672,000



Property Type: House (Previously Occupied - Detached)

Land Size: 143 sqm approx

Agent Comments

Comparable Properties



12 Chambers St SOUTH YARRA 3141 (REI/VG) Agent Comments



Price: \$1,350,000

Method: Auction Sale

Date: 07/11/2020

Property Type: House (Res)

Land Size: 136 sqm approx



38 Packington St PRAHRAN 3181 (REI)

Agent Comments



Price: \$1,181,000

Method: Private Sale

Date: 26/10/2020

Property Type: House



4 Harvey St PRAHRAN 3181 (REI)

Agent Comments



Price: \$1,020,000

Method: Private Sale

Date: 29/11/2020

Property Type: House