

# 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

127 Bendigo Street, Prahran Vic 3181

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$1,800,000

&

\$1,980,000

### Median sale price

Median price \$1,807,500

Property Type House

Suburb Prahran

Period - From 01/01/2021

to

31/12/2021

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	2 Dixon St PRAHRAN 3181	\$1,950,000	06/11/2021
2	7 Wise Cl WINDSOR 3181	\$1,925,000	11/11/2021
3	20 Ann St WINDSOR 3181	\$1,805,000	09/11/2021

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:

02/02/2022 14:25

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**Indicative Selling Price**

\$1,800,000 - \$1,980,000

**Median House Price**

Year ending December 2021: \$1,807,500



3 2 1

**Property Type:** House

**Land Size:** 146 sqm approx

**Agent Comments**

## Comparable Properties



**2 Dixon St PRAHRAN 3181 (REI/VG)**

**Agent Comments**

3 2 1

**Price:** \$1,950,000

**Method:** Private Sale

**Date:** 06/11/2021

**Property Type:** House

**Land Size:** 148 sqm approx



**7 Wise Cl WINDSOR 3181 (REI/VG)**

**Agent Comments**

4 3 2

**Price:** \$1,925,000

**Method:** Sold Before Auction

**Date:** 11/11/2021

**Property Type:** House (Res)

**Land Size:** 210 sqm approx



**20 Ann St WINDSOR 3181 (REI/VG)**

**Agent Comments**

3 2 2

**Price:** \$1,805,000

**Method:** Private Sale

**Date:** 09/11/2021

**Property Type:** House

**Land Size:** 187 sqm approx

**Account - The Agency Port Phillip | P: 03 8578 0388**