

# 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 6 Florence 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)

Single price \$1,350,000

### Median sale price

Median price \$1,430,000

Property type House

Suburb Prahran

Period - From 01/04/2020

to

30/06/2020

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
71 Bayview Street, Prahran	\$1,270,000	23/06/2020
2 Florence Street, Prahran	\$1,210,000	22/05/2020
4 Florence Street, Prahran	\$1,210,000	09/05/2020

This Statement of Information was prepared on: 8 October 2020