## Statement of Information Single residential property located in the Melbourne metropolitan area

### Section 47AF of the Estate Agents Act 1980

#### Property offered for sale

Including suburb and postcode

Address 5 Continental Way, Prahran Vic 3181

#### Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au	/underquot	ting		
Range betwee	\$1,320,000		&		\$1,450,000			
Median sale p	rice							
Median price	\$1,705,000	Pro	operty Type	Hou	se		Suburb	Prahran
Period - From	01/01/2020	to	31/03/2020		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.

Add	dress of comparable property	Price	Date of sale
1	9 Moore St SOUTH YARRA 3141	\$1,450,000	29/02/2020
2	9 Nelson St BALACLAVA 3183	\$1,436,000	29/02/2020
3	8/10 Lalbert Cr PRAHRAN 3181	\$1,377,000	20/06/2020

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.

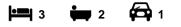
This Statement of Information was prepared on:

22/06/2020 10:39







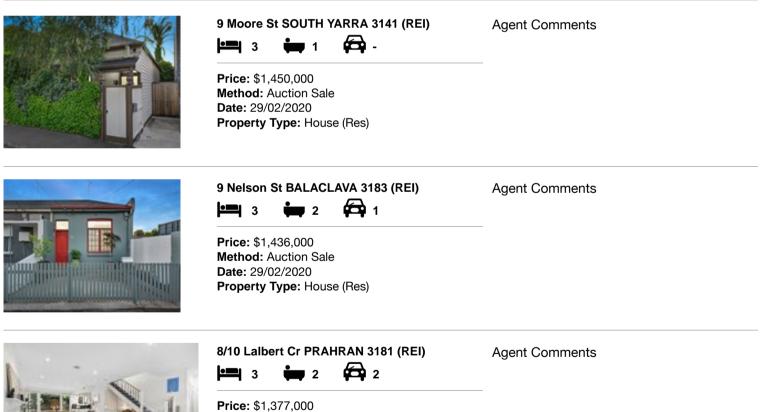


**Property Type:** House Agent Comments

Andrew James 03 9509 0411 0411 420 788 andrew.james@belleproperty.com

> Indicative Selling Price \$1,320,000 - \$1,450,000 Median House Price March quarter 2020: \$1,705,000

# **Comparable Properties**





Method: Auction Sale Date: 20/06/2020 Property Type: House (Res)

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



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.