

# 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

5 Continental Way, 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 \$1,320,000

&

\$1,450,000

### Median sale price

Median price \$1,705,000

Property Type House

Suburb Prahran

Period - From 01/01/2020

to 31/03/2020

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	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

5 Continental Way, Prahran Vic 3181

Andrew James

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**Indicative Selling Price**

\$1,320,000 - \$1,450,000

**Median House Price**

March quarter 2020: \$1,705,000



🛏 3 🛏 2 🚗 1

**Property Type:** House

Agent Comments

## Comparable Properties



**9 Moore St SOUTH YARRA 3141 (REI)**

Agent Comments

🛏 3 🛏 1 🚗 -

**Price:** \$1,450,000

**Method:** Auction Sale

**Date:** 29/02/2020

**Property Type:** House (Res)



**9 Nelson St BALACLAVA 3183 (REI)**

Agent Comments

🛏 3 🛏 2 🚗 1

**Price:** \$1,436,000

**Method:** Auction Sale

**Date:** 29/02/2020

**Property Type:** House (Res)



**8/10 Lalbert Cr PRAHRAN 3181 (REI)**

Agent Comments

🛏 3 🛏 2 🚗 2

**Price:** \$1,377,000

**Method:** Auction Sale

**Date:** 20/06/2020

**Property Type:** House (Res)

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