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

10/7 Ellesmere Road, Prahran Vic 3181

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au/	/underquot	ing		
Range betweer	\$345,000		&		\$375,000			
Median sale pi	rice							
Median price	\$601,000	Pro	operty Type	Unit			Suburb	Prahran
Period - From	01/07/2023	to	30/09/2023		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	8/28 Lewisham Rd WINDSOR 3181	\$353,000	22/05/2023
2	13/37 Greville St PRAHRAN 3181	\$355,000	12/09/2023
3	7/26 Grandview Gr PRAHRAN 3181	\$375,000	28/08/2023

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:

15/10/2023 23:45









Property Type: Apartment Agent Comments

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

Indicative Selling Price \$345,000 - \$375,000 Median Unit Price September quarter 2023: \$601,000

Comparable Properties



8/28 Lewisham Rd WINDSOR 3181 (REI/VG)



Price: \$353,000 Method: Private Sale Date: 22/05/2023 Property Type: Unit

13/37 Greville St PRAHRAN 3181 (REI)

Agent Comments

Agent Comments





Price: \$355,000 Method: Private Sale Date: 12/09/2023 Property Type: Apartment

7/26 Grandview Gr PRAHRAN 3181 (REI)



Agent Comments



Price: \$375,000 Method: Private Sale Date: 28/08/2023 Property Type: Apartment

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





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