

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

36 Spring Street, Prahran Vic 3181

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$900,000

&

\$975,000

Median sale price

Median price \$1,935,750

Property Type House

Suburb Prahran

Period - From 01/07/2021

to 30/09/2021

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	44 Spring St PRAHRAN 3181	\$1,010,000	14/07/2021
2			
3			

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:

13/11/2021 17:09

36 Spring Street, Prahran Vic 3181

Andrew James

03 9509 0411

0411 420 788

andrew.james@belleproperty.com

Indicative Selling Price

\$900,000 - \$975,000

Median House Price

September quarter 2021: \$1,935,750



Property Type: House

Agent Comments

Comparable Properties



44 Spring St PRAHRAN 3181 (REI/VG)

Agent Comments



Price: \$1,010,000

Method: Sold Before Auction

Date: 14/07/2021

Property Type: House (Res)

Land Size: 107 sqm approx

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.

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