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

1/13 Miller Street, Prahran Vic 3181

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au/i	underquot	ing		
Range betweer	\$500,000		&		\$550,000			
Median sale pr	rice							
Median price	\$589,000	Pro	operty Type	Unit			Suburb	Prahran
Period - From	01/04/2020	to	31/03/2021		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.

Ad	dress of comparable property	Price	Date of sale
1	5/12 Cromwell Rd SOUTH YARRA 3141	\$530,000	30/05/2021
2	16/1a Irving Av PRAHRAN 3181	\$520,000	17/04/2021
3	1/32 Wynnstay Rd PRAHRAN 3181	\$544,500	12/04/2021

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:

17/06/2021 17:12



WE DELIVER ... Biggin Scott

Michael Tynan 0430163902 mtynan@bigginscott.com.au





Property Type: Apartment Agent Comments

Indicative Selling Price \$500,000 - \$550,000 **Median Unit Price** Year ending March 2021: \$589,000

Comparable Properties



5/12 Cromwell Rd SOUTH YARRA 3141 (REI) Agent Comments





Price: \$530,000 Method: Sold Before Auction Date: 30/05/2021 Property Type: Unit

16/1a Irving Av PRAHRAN 3181 (REI/VG)



Price: \$520.000 Method: Sold Before Auction Date: 17/04/2021 Property Type: Apartment

REI∨

1/32 Wynnstay Rd PRAHRAN 3181 (REI/VG)

• 1 **601** 1

Price: \$544,500 Method: Sold Before Auction Date: 12/04/2021 Property Type: Apartment

Account - Biggin & Scott | P: 9520 9000 | F: 9533 6140



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.

Agent Comments

Agent Comments