

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

13 Bowen Street, Prahran Vic 3181

Indicative selling price

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

Single price \$1,445,000

Median sale price

Median price \$1,520,000

House

X

Unit

Suburb Prahran

Period - From 01/04/2017

to

30/06/2017

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	17 Arkle St PRAHRAN 3181	\$1,460,000	18/03/2017
2	8 St Georges Rd ARMADALE 3143	\$1,452,000	25/03/2017
3	30 Harvey St PRAHRAN 3181	\$1,430,000	23/02/2017

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.



Rooms:
Property Type: House
Agent Comments

Indicative Selling Price

\$1,445,000

Median House Price

June quarter 2017: \$1,520,000

Comparable Properties



17 Arkle St PRAHRAN 3181 (REI)

Agent Comments



Price: \$1,460,000

Method: Auction Sale

Date: 18/03/2017

Rooms: -

Property Type: House (Res)



8 St Georges Rd ARMADALE 3143 (REI)

Agent Comments



Price: \$1,452,000

Method: Auction Sale

Date: 25/03/2017

Rooms: -

Property Type: House (Res)

Land Size: 314 sqm approx



30 Harvey St PRAHRAN 3181 (REI)

Agent Comments



Price: \$1,430,000

Method: Sold Before Auction

Date: 23/02/2017

Rooms: -

Property Type: House (Res)