

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

28 Union Street, Prahran Vic 3181

Indicative selling price

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

Range between \$2,000,000

&

\$2,200,000

Median sale price

Median price \$1,807,500

Property Type House

Suburb Prahran

Period - From 01/01/2021

to 31/12/2021

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	57 Peel St WINDSOR 3181	\$2,065,000	04/12/2021
2	42 Andrew St WINDSOR 3181	\$2,075,000	25/11/2021
3	67 Chapel St ST KILDA 3182	\$2,090,000	30/10/2021

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:

07/02/2022 15:41

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Indicative Selling Price

\$2,000,000 - \$2,200,000

Median House Price

Year ending December 2021: \$1,807,500



4 2 2

Property Type: House

Agent Comments

Comparable Properties



57 Peel St WINDSOR 3181 (REI)

Agent Comments

3 2 2

Price: \$2,065,000

Method: Auction Sale

Date: 04/12/2021

Property Type: House



42 Andrew St WINDSOR 3181 (REI)

Agent Comments

4 2 2

Price: \$2,075,000

Method: Sold Before Auction

Date: 25/11/2021

Property Type: House (Res)



67 Chapel St ST KILDA 3182 (REI)

Agent Comments

4 2 2

Price: \$2,090,000

Method: Auction Sale

Date: 30/10/2021

Property Type: House (Res)

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