

# 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

45 Banole Avenue, Prahran Vic 3181

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$1,600,000

&

\$1,700,000

### Median sale price

Median price \$1,566,000

Property Type House

Suburb Prahran

Period - From 01/07/2019

to

30/06/2020

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	675 High St PRAHRAN 3181	\$1,650,000	20/04/2020
2	8 Trinian St PRAHRAN 3181	\$1,725,000	13/05/2020
3	117 Charles St PRAHRAN 3181	\$1,738,888	08/07/2020

**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:

07/10/2020 18:36

Lauchlan Waterfield

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**Indicative Selling Price**

\$1,600,000 - \$1,700,000

**Median House Price**

Year ending June 2020: \$1,566,000



3 1 0

**Property Type:** House (Res)

**Land Size:** 203 sqm approx

Agent Comments

## Comparable Properties



**675 High St PRAHRAN 3181 (REI/VG)**

Agent Comments

3 1 1

**Price:** \$1,650,000

**Method:** Private Sale

**Date:** 20/04/2020

**Property Type:** House

**Land Size:** 244 sqm approx



**8 Trinian St PRAHRAN 3181 (REI/VG)**

Agent Comments

3 2 2

**Price:** \$1,725,000

**Method:** Private Sale

**Date:** 13/05/2020

**Property Type:** House

**Land Size:** 248 sqm approx



**117 Charles St PRAHRAN 3181 (REI/VG)**

Agent Comments

3 1 1

**Price:** \$1,738,888

**Method:** Sold Before Auction

**Date:** 08/07/2020

**Property Type:** House (Res)

**Land Size:** 223 sqm approx