## Statement of Information

# Single residential property located in the Melbourne metropolitan area

## Section 47AF of the Estate Agents Act 1980

Price

<b>Property</b>	offered	for sale
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Address Including suburb and postcode	

#### Indicative selling price

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

Range between \$620,000	&	\$660,000
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#### Median sale price

Median price	\$569,000	Pro	perty Type U	nit		Suburb	Prahran
Period - From	01/07/2019	to	30/06/2020	So	ource	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

1	75/8 Perth St PRAHRAN 3181	\$652,000	05/08/2020
2	1/11 Albion St BALACLAVA 3183	\$638,250	21/07/2020
3	1/62 Alma Rd ST KILDA 3182	\$622,500	18/07/2020

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.

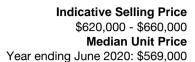
This Statement of Information was prepared on:	25/09/2020 17:18



Date of sale



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Property Type: Apartment **Agent Comments** 

# Comparable Properties



75/8 Perth St PRAHRAN 3181 (REI)

Price: \$652,000 Method: Sale by Tender

Date: 05/08/2020 Property Type: Apartment Agent Comments



1/11 Albion St BALACLAVA 3183 (REI)



Price: \$638.250

Method: Sold Before Auction

Date: 21/07/2020 Rooms: 3

**Property Type:** Apartment

**Agent Comments** 



1/62 Alma Rd ST KILDA 3182 (REI/VG)

**—** 2

Price: \$622,500 Method: Auction Sale Date: 18/07/2020

Property Type: Apartment

**Agent Comments** 

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