

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

25 Spring Street, Prahran Vic 3181

Indicative selling price

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

Range between \$2,300,000

&

\$2,500,000

Median sale price

Median price \$1,850,000

Property Type House

Suburb Prahran

Period - From 01/07/2020

to 30/09/2020

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	79 Mathoura Rd TOORAK 3142	\$2,450,000	14/11/2020
2	21 Nicholson St SOUTH YARRA 3141	\$2,325,000	06/08/2020
3	30 Trinian St PRAHRAN 3181	\$2,300,000	11/07/2020

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:

19/12/2020 12:27

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Indicative Selling Price

\$2,300,000 - \$2,500,000

Median House Price

September quarter 2020: \$1,850,000



 3  1  2

Property Type: House (Res)

Agent Comments

Comparable Properties

79 Mathoura Rd TOORAK 3142 (REI/VG)

Agent Comments

 3  2  2

Price: \$2,450,000

Method: Auction Sale

Date: 14/11/2020

Property Type: House

Land Size: 294 sqm approx



21 Nicholson St SOUTH YARRA 3141 (REI/VG) Agent Comments

 3  2  1

Price: \$2,325,000

Method: Private Sale

Date: 06/08/2020

Property Type: House

Land Size: 296 sqm approx

30 Trinian St PRAHRAN 3181 (REI/VG)

Agent Comments

 3  2  1

Price: \$2,300,000

Method: Sold Before Auction

Date: 11/07/2020

Property Type: House (Res)

Land Size: 253 sqm approx