

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

34 Pridham Street, Prahran Vic 3181

Indicative selling price

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

Range between

\$1,000,000

&

\$1,100,000

Median sale price

Median price

\$1,555,000

Property Type

House

Suburb

Prahran

Period - From

01/10/2022

to

31/12/2022

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	10 Pridham St PRAHRAN 3181	\$1,250,000	02/10/2022
2	36 Moore St SOUTH YARRA 3141	\$1,100,000	16/12/2022
3	57 Pridham St PRAHRAN 3181	\$1,020,000	19/01/2023

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:

30/01/2023 14:03



2 1 0

Rooms: 3

Property Type: House (Res)

Land Size: 108.474 sqm approx

Agent Comments

Indicative Selling Price

\$1,000,000 - \$1,100,000

Median House Price

December quarter 2022: \$1,555,000

Comparable Properties



10 Pridham St PRAHRAN 3181 (REI/VG)

Agent Comments

3 1 -

Price: \$1,250,000

Method: Sold After Auction

Date: 02/10/2022

Property Type: House

Land Size: 157 sqm approx



36 Moore St SOUTH YARRA 3141 (REI)

Agent Comments

2 1 1

Price: \$1,100,000

Method: Private Sale

Date: 16/12/2022

Property Type: House



57 Pridham St PRAHRAN 3181 (REI)

Agent Comments

2 1 -

Price: \$1,020,000

Method: Private Sale

Date: 19/01/2023

Property Type: House