

# 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

19 Murray Street, 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

\$1,400,000

&

\$1,500,000

### Median sale price

Median price

\$1,800,000

Property Type

House

Suburb

Prahran

Period - From

22/08/2021

to

21/08/2022

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 | 4 Balston St BALACLAVA 3183    | \$1,489,500 | 07/06/2022   |
| 2 | 11 Mell St TOORAK 3142         | \$1,456,000 | 28/05/2022   |
| 3 | 160 Alma Rd ST KILDA EAST 3183 | \$1,450,000 | 17/03/2022   |

**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:

22/08/2022 09:34



**Property Type:** House (Previously

Occupied - Detached)

**Land Size:** 247 sqm approx

**Agent Comments**

## Comparable Properties



**4 Balston St BALACLAVA 3183 (REI/VG)**

**Agent Comments**



**Price:** \$1,489,500

**Method:** Private Sale

**Date:** 07/06/2022

**Property Type:** House (Res)

**Land Size:** 223 sqm approx



**11 Mell St TOORAK 3142 (REI/VG)**

**Agent Comments**



**Price:** \$1,456,000

**Method:** Auction Sale

**Date:** 28/05/2022

**Property Type:** House (Res)

**Land Size:** 105 sqm approx



**160 Alma Rd ST KILDA EAST 3183 (REI/VG)**

**Agent Comments**



**Price:** \$1,450,000

**Method:** Sold Before Auction

**Date:** 17/03/2022

**Property Type:** House (Res)

**Land Size:** 581 sqm approx