

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

3 Nottingham Street, Prahran Vic 3181

Indicative selling price

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

Range between \$1,500,000

&

\$1,550,000

Median sale price

Median price \$1,807,500

Property Type House

Suburb Prahran

Period - From 01/01/2021

to 31/12/2021

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	30 McIlwrick St WINDSOR 3181	\$1,500,000	09/10/2021
2	9 Green St WINDSOR 3181	\$1,510,000	04/11/2021
3	8 Lorne Rd PRAHRAN 3181	\$1,575,000	28/10/2021

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:

16/02/2022 14:16

3 Nottingham Street, Prahran Vic 3181

Lauchlan Waterfield

03 9509 0411

0422 290 489

lauchlan.waterfield@belleproperty.com

Indicative Selling Price

\$1,500,000 - \$1,550,000

Median House Price

Year ending December 2021: \$1,807,500



3 1 1

Property Type: House

Agent Comments

Comparable Properties



30 McIlwrick St WINDSOR 3181 (REI/VG)

Agent Comments

3 1 2

Price: \$1,500,000

Method: Auction Sale

Date: 09/10/2021

Property Type: House (Res)

Land Size: 189 sqm approx



9 Green St WINDSOR 3181 (REI)

Agent Comments

3 1 -

Price: \$1,510,000

Method: Auction Sale

Date: 04/11/2021

Property Type: House (Res)



8 Lorne Rd PRAHRAN 3181 (REI/VG)

Agent Comments

2 1 1

Price: \$1,575,000

Method: Auction Sale

Date: 28/10/2021

Property Type: House (Res)

Land Size: 139 sqm approx

Account - Belle Property Armadale | P: 03 9509 0411 | F: 9500 9525