

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

2b Stawell Street, Prahran Vic 3181

Indicative selling price

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

Range between \$1,200,000 & \$1,250,000

Median sale price

Median price \$1,330,000 House X Unit Suburb Prahran

Period - From 01/04/2018 to 30/06/2018 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	13 Sebastopol St ST KILDA EAST 3183	\$1,180,000	08/05/2018
2	20 Bidey St PRAHRAN 3181	\$1,307,500	24/04/2018
3	3/21 Wynnstay Rd PRAHRAN 3181	\$1,310,000	02/06/2018

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.



3 2 2

Rooms:

Property Type:

Agent Comments

Comparable Properties



13 Sebastopol St ST KILDA EAST 3183 (REI)

Agent Comments

3 2 2

Price: \$1,180,000

Method: Private Sale

Date: 08/05/2018

Rooms: -

Property Type: House (Res)



20 Bidey St PRAHRAN 3181 (REI)

Agent Comments

3 1 -

Price: \$1,307,500

Method: Private Sale

Date: 24/04/2018

Rooms: 4

Property Type: House (Res)

Land Size: 130 sqm approx



3/21 Wynnstay Rd PRAHRAN 3181 (REI)

Agent Comments

3 2 1

Price: \$1,310,000

Method: Auction Sale

Date: 02/06/2018

Rooms: 4

Property Type: Townhouse (Res)