

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

5 Vail Street, Prahran Vic 3181

Indicative selling price

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

Range between \$1,150,000

&

\$1,250,000

Median sale price

Median price \$1,692,500

Property Type House

Suburb Prahran

Period - From 01/04/2020

to 31/03/2021

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	36 Pridham St PRAHRAN 3181	\$1,160,000	27/03/2021
2	38 Packington St PRAHRAN 3181	\$1,181,000	26/10/2020
3	20 Vail St PRAHRAN 3181	\$1,230,000	17/04/2021

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:

21/04/2021 13:37

5 Vail Street, Prahran Vic 3181

Lauchlan Waterfield

03 9509 0411

0422 290 489

lauchlan.waterfield@belleproperty.com

Indicative Selling Price

\$1,150,000 - \$1,250,000

Median House Price

Year ending March 2021: \$1,692,500



2 1 0

Rooms: 5

Property Type: House

Land Size: 207 sqm approx

Agent Comments

Comparable Properties



36 Pridham St PRAHRAN 3181 (REI)

Agent Comments

2 1 -

Price: \$1,160,000

Method: Auction Sale

Date: 27/03/2021

Property Type: House (Res)



38 Packington St PRAHRAN 3181 (REI/VG)

Agent Comments

2 1 -

Price: \$1,181,000

Method: Private Sale

Date: 26/10/2020

Property Type: House

Land Size: 171 sqm approx



20 Vail St PRAHRAN 3181 (REI)

Agent Comments

2 1 -

Price: \$1,230,000

Method: Auction Sale

Date: 17/04/2021

Property Type: House (Res)

Land Size: 180 sqm approx

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