

# 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 23 Percy 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)

Single price \$1,479,000

### Median sale price

Median price \$1,660,000

Property type House

Suburb Prahran

Period - From 01/10/2021

to

31/12/2021

Source REIV

### Comparable property sales

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
3 Packington Street, Prahran	\$1,380,000	05/03/2022
11 Nottingham Street, Prahran	\$1,457,000	01/12/2021
20 Gladstone Street, Windsor	\$1,450,000	16/11/2021

This Statement of Information was prepared on: 23 March 2022