

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

30 Banole Avenue, Prahran Vic 3181

Indicative selling price

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

Single price

\$1,980,000

Median sale price

Median price

\$1,815,000

Property Type

House

Suburb

Prahran

Period - From

01/04/2021

to

31/03/2022

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	26 Newry St WINDSOR 3181	\$2,075,000	12/03/2022
2	37 Banole Av PRAHRAN 3181	\$2,200,000	26/02/2022
3	24 Fairbairn Rd TOORAK 3142	\$2,232,000	19/02/2022

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:

27/04/2022 16:21

30 Banole Avenue, Prahran Vic 3181

Walter Summons

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Indicative Selling Price

\$1,980,000

Median House Price

Year ending March 2022: \$1,815,000



3 2 2

Property Type: House (Res)

Agent Comments

Comparable Properties



26 Newry St WINDSOR 3181 (REI)

Agent Comments

3 2 1

Price: \$2,075,000

Method: Auction Sale

Date: 12/03/2022

Property Type: House (Res)



37 Banole Av PRAHRAN 3181 (REI)

Agent Comments

3 3 -

Price: \$2,200,000

Method: Private Sale

Date: 26/02/2022

Property Type: House



24 Fairbairn Rd TOORAK 3142 (REI/VG)

Agent Comments

3 2 -

Price: \$2,232,000

Method: Auction Sale

Date: 19/02/2022

Property Type: House (Res)

Land Size: 266 sqm approx

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