

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

27 & 29 Wrights Terrace, Prahran Vic 3181

Indicative selling price

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

Single price \$2,200,000

Median sale price

Median price \$1,950,000

Property Type House

Suburb Prahran

Period - From 01/04/2022

to 30/06/2022

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	18 Hughenden Rd ST KILDA EAST 3183	\$2,010,000	20/03/2022
2	127 Albert St WINDSOR 3181	\$2,000,000	12/04/2022
3			

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:

15/09/2022 18:28



Property Type: House (Res)

Land Size: 295 sqm approx

Agent Comments

Indicative Selling Price

\$2,200,000

Median House Price

June quarter 2022: \$1,950,000

Comparable Properties



18 Hughenden Rd ST KILDA EAST 3183 (VG)



Price: \$2,010,000

Method: Sale

Date: 20/03/2022

Property Type: House (Res)

Land Size: 591 sqm approx

Agent Comments

1 dwelling on site, larger land component,
1.29km from subject property



127 Albert St WINDSOR 3181 (REI/VG)



Price: \$2,000,000

Method: Sold Before Auction

Date: 12/04/2022

Property Type: House (Res)

Land Size: 267 sqm approx

Agent Comments

267 sqm land approx, 1.42km from subject
property, Windsor suburb

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.