## 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

54 High Street, Prahran Vic 3181

#### Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au	/underquot	ing		
Range betweer	\$1,300,000		8		\$1,400,000			
Median sale pr	rice							
Median price	\$1,555,000	Pro	operty Type	Hou	se		Suburb	Prahran
Period - From	01/10/2022	to	31/12/2022		So	urce	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.

Ade	dress of comparable property	Price	Date of sale
1	28 Gertrude St WINDSOR 3181	\$1,480,000	08/10/2022
2	15 Young St ST KILDA EAST 3183	\$1,292,500	25/03/2023
3	6/15 Summers St PRAHRAN 3181	\$1,250,000	09/12/2022

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:

28/03/2023 11:38

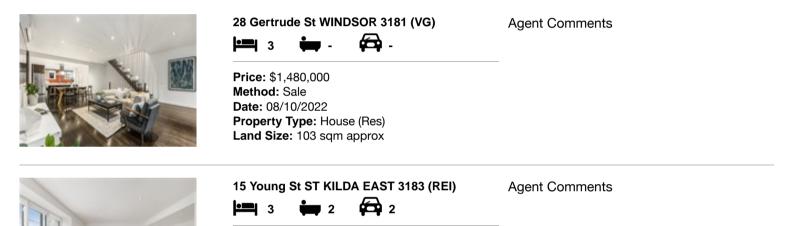






**Property Type:** Agent Comments Indicative Selling Price \$1,300,000 - \$1,400,000 Median House Price December quarter 2022: \$1,555,000

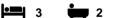
# **Comparable Properties**



Price: \$1,292,500 Method: Auction Sale Date: 25/03/2023 Property Type: House (Res)



6/15 Summers St PRAHRAN 3181 (REI)



Price: \$1,250,000 Method: Private Sale Date: 09/12/2022

Property Type: House

Agent Comments

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



Property data

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