# 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

46 Highbury Grove, Prahran Vic 3181

### Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au	/underquot	ting		
Range betweer	\$1,350,000		&		\$1,435,000			
Median sale p	rice							
Median price	\$1,790,000	Pro	operty Type	Hou	ISE		Suburb	Prahran
Period - From	01/04/2023	to	31/03/2024		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	27 Ivy St PRAHRAN 3181	\$1,475,000	25/05/2024
2	111 York St PRAHRAN 3181	\$1,395,000	11/05/2024
3	67 Henry St WINDSOR 3181	\$1,370,000	27/04/2024

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:

04/06/2024 12:34









Property Type: House Agent Comments Andrew James 03 9509 0411 0411 420 788 andrew.james@belleproperty.com

Indicative Selling Price \$1,350,000 - \$1,435,000 Median House Price Year ending March 2024: \$1,790,000

# **Comparable Properties**





Price: \$1,370,000 Method: Auction Sale

Method: Auction Sale Date: 27/04/2024 Property Type: House (Res)

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





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