

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

582 High Street, Prahran Vic 3181

Indicative selling price

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

Range between \$1,450,000

&

\$1,540,000

Median sale price

Median price \$1,415,000

Property Type House

Suburb Prahran

Period - From 01/04/2019

to 30/06/2019

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	20 Wrights Tce PRAHRAN 3181	\$1,574,000	14/06/2019
2	50 Andrew St WINDSOR 3181	\$1,542,000	05/07/2019
3	2 Densham Rd ARMADALE 3143	\$1,500,000	30/05/2019

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:

20/09/2019 13:25



 3  1  2

Property Type: House (Res)

Land Size: 275 sqm approx

Agent Comments

Comparable Properties



20 Wrights Tce PRAHRAN 3181 (REI)

Agent Comments

 3  1  1

Price: \$1,574,000

Method: Private Sale

Date: 14/06/2019

Property Type: House



50 Andrew St WINDSOR 3181 (REI/VG)

Agent Comments

 2  1  2

Price: \$1,542,000

Method: Private Sale

Date: 05/07/2019

Property Type: House (Res)

Land Size: 260 sqm approx



2 Densham Rd ARMADALE 3143 (REI/VG)

Agent Comments

 2  1  1

Price: \$1,500,000

Method: Private Sale

Date: 30/05/2019

Property Type: House (Res)

Land Size: 190 sqm approx