

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 Banole Avenue, Prahran Vic 3181

Indicative selling price

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

Range between \$1,400,000

&

\$1,540,000

Median sale price

Median price \$1,735,000

Property Type House

Suburb Prahran

Period - From 01/04/2022

to

31/03/2023

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	5-7 Cyril St WINDSOR 3181	\$1,475,000	23/03/2023
2	39 Clara St SOUTH YARRA 3141	\$1,484,000	13/05/2023
3	4 High St PRAHRAN 3181	\$1,500,000	04/05/2023

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:

15/05/2023 14:23

46 Banole Avenue, Prahran Vic 3181



Lauchlan Waterfield

03 9509 0411

0422 290 489

lauchlan.waterfield@belleproperty.com

Indicative Selling Price

\$1,400,000 - \$1,540,000

Median House Price

Year ending March 2023: \$1,735,000



3 1 1

Property Type: House (Res)

Agent Comments

Comparable Properties



5-7 Cyril St WINDSOR 3181 (REI)

Agent Comments

3 1 -

Price: \$1,475,000

Method: Auction Sale

Date: 23/03/2023

Property Type: House (Res)



39 Clara St SOUTH YARRA 3141 (REI)

Agent Comments

3 1 -

Price: \$1,484,000

Method: Auction Sale

Date: 13/05/2023

Property Type: House (Res)



4 High St PRAHRAN 3181 (REI)

Agent Comments

3 1 2

Price: \$1,500,000

Method: Private Sale

Date: 04/05/2023

Property Type: House

Land Size: 328 sqm approx

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



The State of Victoria owns the copyright in the property sales data and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the licensed material and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied.

The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.