

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

10/2 Jessamine Avenue, Prahran Vic 3181

Indicative selling price

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

Single price \$490,000

Median sale price

Median price \$505,000

Property Type Unit

Suburb Prahran

Period - From 01/01/2023

to 31/12/2023

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	18/174 Peel St WINDSOR 3181	\$505,000	12/03/2024
2	102/69 Newry St WINDSOR 3181	\$495,000	01/12/2023
3	11/9 The Avenue WINDSOR 3181	\$480,000	10/10/2023

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:

02/04/2024 12:38



 1  1  1

Property Type: Apartment

Agent Comments

Indicative Selling Price

\$490,000

Median Unit Price

Year ending December 2023: \$505,000

Comparable Properties



18/174 Peel St WINDSOR 3181 (REI)

Agent Comments

 1  1  1

Price: \$505,000

Method: Private Sale

Date: 12/03/2024

Property Type: Unit



102/69 Newry St WINDSOR 3181 (REI/VG)

Agent Comments

 1  1  1

Price: \$495,000

Method: Private Sale

Date: 01/12/2023

Property Type: Apartment



11/9 The Avenue WINDSOR 3181 (REI/VG)

Agent Comments

 1  1  1

Price: \$480,000

Method: Sold Before Auction

Date: 10/10/2023

Property Type: Apartment

Account - Woodards | P: 03 9866 4411 | F: 03 9866 4504