

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

31 Hinton Lane, Prahran Vic 3181

Indicative selling price

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

Range between \$1,300,000

&

\$1,400,000

Median sale price

Median price \$1,815,000

Property Type House

Suburb Prahran

Period - From 01/04/2021

to 31/03/2022

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	7/5 Northampton PI SOUTH YARRA 3141	\$1,460,500	12/02/2022
2	5/21 Wynnstay Rd PRAHRAN 3181	\$1,420,000	17/03/2022
3			

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:

20/06/2022 10:10

Andrew James

03 9509 0411

0411 420 788

andrew.james@belleproperty.com

Indicative Selling Price

\$1,300,000 - \$1,400,000

Median House Price

Year ending March 2022: \$1,815,000



Property Type: House

Agent Comments

Comparable Properties



7/5 Northampton Pl SOUTH YARRA 3141 (REI/VG)

Agent Comments



Price: \$1,460,500

Method: Auction Sale

Date: 12/02/2022

Property Type: Townhouse (Res)



5/21 Wynnstay Rd PRAHRAN 3181 (REI/VG)

Agent Comments



Price: \$1,420,000

Method: Auction Sale

Date: 17/03/2022

Property Type: Unit

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.

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