

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

27 Mackay Street, 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 \$1,472,000

Property Type House

Suburb Prahran

Period - From 01/10/2018

to

30/09/2019

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	38 Westbourne St PRAHRAN 3181	\$1,385,000	18/05/2019
2	57 Donald St PRAHRAN 3181	\$1,362,500	21/08/2019
3	58 Hornby St WINDSOR 3181	\$1,350,000	31/08/2019

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:

13/11/2019 15:09



2 1

Property Type: House

Agent Comments

Indicative Selling Price

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

Median House Price

Year ending September 2019: \$1,472,000

Comparable Properties



38 Westbourne St PRAHRAN 3181 (REI/VG)

Agent Comments

2 1 -

Price: \$1,385,000

Method: Auction Sale

Date: 18/05/2019

Property Type: House (Res)

Land Size: 194 sqm approx



57 Donald St PRAHRAN 3181 (VG)

Agent Comments

2 - -

Price: \$1,362,500

Method: Sale

Date: 21/08/2019

Property Type: House (Res)

Land Size: 185 sqm approx



58 Hornby St WINDSOR 3181 (REI)

Agent Comments

2 1 1

Price: \$1,350,000

Method: Auction Sale

Date: 31/08/2019

Property Type: House (Res)

Land Size: 183 sqm approx