

# 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](http://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



**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**



**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**



**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**



**Price:** \$1,350,000  
**Method:** Auction Sale  
**Date:** 31/08/2019  
**Property Type:** House (Res)  
**Land Size:** 183 sqm approx