

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 28 Lorne Road, Prahran Vic 3181

Indicative selling price

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

Single price \$3,095,000

Median sale price

Median price \$1,660,000

Property type House

Suburb Prahran

Period - From 01/10/2021

to

31/12/2021

Source REIV

Comparable property sales

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
5 Closeburn Avenue, Prahran	\$3,000,000	26/02/2022
63 Mathoura Road, Toorak	\$2,925,000	23/12/2021
10 Meryl Street, Armadale	\$3,120,000	27/11/2021

This Statement of Information was prepared on: 23 March 2022