

## 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

42 LARNOOK STREET PRAHRAN VIC 3181

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

\$1,825,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,860,000

Property type

House

Suburb

Prahran

Period-from

01 Nov 2021

to

31 Oct 2022

Source

Corelogic

### 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 6 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

|  |             |           |
|--|-------------|-----------|
| 3 Highbury Grove Prahran VIC 3181        | \$1,955,000 | 22-Oct-22 |
| 20 Norwood Road Caulfield North VIC 3161 | \$1,875,000 | 02-Nov-22 |
| 17 Lewisham Road Windsor VIC 3181        | \$1,910,000 | 09-Jul-22 |

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 6 months.~~

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**3 Highbury Grove Prahran VIC 3181** Sold Price <sup>RS</sup> **\$1,955,000** Sold Date **22-Oct-22**

4 1 2

Distance **0.39km**



**20 Norwood Road Caulfield North VIC 3161** Sold Price <sup>RS</sup> **\$1,875,000** <sup>UN</sup> Sold Date **02-Nov-22**

3 2 2

Distance **0.52km**



**17 Lewisham Road Windsor VIC 3181** Sold Price **\$1,910,000** Sold Date **09-Jul-22**

4 2 2

Distance **0.93km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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