

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode 54 Pridham Street, Prahran Vic 3181

Indicative selling price

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

Single price - or range between \$1,380,000 & \$1,518,000

Median sale price

Median price \$1,430,000 Property type House Suburb PRAHRAN

Period - From 01/04/2020 to 30/06/2020 Source REIV

Comparable property sales

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
16 Godfrey Av ST KILDA EAST 3183	\$1,355,250	05/08/2020
34 Banole Av PRAHRAN 3181	\$1,550,000	27/07/2020
12 Eileen St ARMADALE 3143	\$1,500,000	04/08/2020

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: 05/10/2020