

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

1/3 Ellesmere Road, Prahran Vic 3181

Indicative selling price

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

Single price

\$419,000

Median sale price

Median price

\$610,000

Property Type

Unit

Suburb

Prahran

Period - From

01/01/2021

to

31/03/2021

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	9/29 May Rd TOORAK 3142	\$440,000	29/04/2021
2	9/20 Shirley Gr ST KILDA EAST 3183	\$415,000	27/04/2021
3	10/2 Armadale St ARMADALE 3143	\$405,000	06/05/2021

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:

24/05/2021 09:35

1/3 Ellesmere Road, Prahran Vic 3181

James Annett

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Indicative Selling Price

\$419,000

Median Unit Price

March quarter 2021: \$610,000



Property Type:

Agent Comments

Comparable Properties



9/29 May Rd TOORAK 3142 (REI)

Agent Comments



Price: \$440,000

Method: Sold Before Auction

Date: 29/04/2021

Property Type: Apartment



9/20 Shirley Gr ST KILDA EAST 3183 (REI)

Agent Comments



Price: \$415,000

Method: Private Sale

Date: 27/04/2021

Property Type: Apartment



10/2 Armadale St ARMADALE 3143 (REI)

Agent Comments



Price: \$405,000

Method: Private Sale

Date: 06/05/2021

Property Type: Apartment

Account - Belle Property Armadale | P: 03 9509 0411 | F: 9500 9525