Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb and postcode

Address 57 Pridham Street, Prahran Vic 3181

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au	/underquot	ting		
Range betweer	\$860,000		&		\$946,000			
Median sale p	rice							
Median price	\$1,472,000	Pro	operty Type	Hou	se		Suburb	Prahran
Period - From	01/07/2018	to	30/06/2019		So	urce	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.

Ade	dress of comparable property	Price	Date of sale
1	7 Mary St WINDSOR 3181	\$925,000	28/05/2019
2	36 Regent St PRAHRAN 3181	\$905,000	17/08/2019
3	37 Hornby St WINDSOR 3181	\$890,000	05/04/2019

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:

20/09/2019 14:24



WE DELIVER ... Biggin Scott

Tom McCarthy 0418 326 897 tmccarthy@bigginscott.com.au





Property Type: House Agent Comments

Indicative Selling Price \$860,000 - \$946,000 Median House Price Year ending June 2019: \$1,472,000

Comparable Properties



7 Mary St WINDSOR 3181 (REI/VG)



Price: \$925,000 Method: Private Sale Date: 28/05/2019 Property Type: House Agent Comments



36 Regent St PRAHRAN 3181 (REI)



Price: \$905,000 Method: Auction Sale Date: 17/08/2019 Property Type: Apartment



37 Hornby St WINDSOR 3181 (REI/VG)

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Price: \$890,000 Method: Sold Before Auction Date: 05/04/2019 Rooms: 3 Property Type: House (Res) Land Size: 141 sqm approx Agent Comments

Agent Comments

Account - Biggin & Scott | P: 9520 9000 | F: 9533 6140



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.