

# 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

57 Pridham Street, Prahran Vic 3181

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$860,000

&

\$946,000

### Median sale price

Median price \$1,472,000

Property Type House

Suburb Prahran

Period - From 01/07/2018

to

30/06/2019

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 | 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



2 1

**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)**

Agent Comments

2 1 -

**Price:** \$925,000

**Method:** Private Sale

**Date:** 28/05/2019

**Property Type:** House



**36 Regent St PRAHRAN 3181 (REI)**

Agent Comments

2 1 -

**Price:** \$905,000

**Method:** Auction Sale

**Date:** 17/08/2019

**Property Type:** Apartment



**37 Hornby St WINDSOR 3181 (REI/VG)**

Agent Comments

2 1 -

**Price:** \$890,000

**Method:** Sold Before Auction

**Date:** 05/04/2019

**Rooms:** 3

**Property Type:** House (Res)

**Land Size:** 141 sqm approx