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

1/78-80 Commercial Road, Prahran Vic 3181

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au/	/underquot	ting		
Range betweer	\$1,200,000		&		\$1,300,000			
Median sale p	rice							
Median price	\$1,705,000	Pro	operty Type	Hou	se		Suburb	Prahran
Period - From	01/01/2020	to	31/03/2020		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	8 Pridham St PRAHRAN 3181	\$1,350,000	19/02/2020
2	17 Oban St SOUTH YARRA 3141	\$1,247,500	21/04/2020
3	26 Westbourne St PRAHRAN 3181	\$1,200,000	10/04/2020

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:

17/07/2020 10:55









Property Type: House (Res) **Land Size:** 1 sqm approx Agent Comments Indicative Selling Price \$1,200,000 - \$1,300,000 Median House Price March quarter 2020: \$1,705,000

Comparable Properties



8 Pridham St PRAHRAN 3181 (VG)



Price: \$1,350,000 Method: Sale Date: 19/02/2020 Property Type: House (Res) Land Size: 157 sqm approx Agent Comments

Agent Comments



Price: \$1,247,500 Method: Private Sale Date: 21/04/2020 Property Type: House (Res)

Land Size: 152 sqm approx

2



26 Westbourne St PRAHRAN 3181 (REI/VG)

17 Oban St SOUTH YARRA 3141 (REI/VG)

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1 (REI/VG) Agent Comments

Price: \$1,200,000 Method: Private Sale Date: 10/04/2020 Property Type: House (Res) Land Size: 193 sqm approx

Account - RT Edgar | P: 03 9592 9299 | F: 03 9592 8234



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.