

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 consumer.vic.gov.au/underquoting

Range between \$1,200,000

&

\$1,300,000

Median sale price

Median price \$1,705,000

Property Type House

Suburb Prahran

Period - From 01/01/2020

to

31/03/2020

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 | 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



2 1

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)

Agent Comments

2 - -

Price: \$1,350,000

Method: Sale

Date: 19/02/2020

Property Type: House (Res)

Land Size: 157 sqm approx



17 Oban St SOUTH YARRA 3141 (REI/VG)

Agent Comments

2 1 -

Price: \$1,247,500

Method: Private Sale

Date: 21/04/2020

Property Type: House (Res)

Land Size: 152 sqm approx



26 Westbourne St PRAHRAN 3181 (REI/VG)

Agent Comments

2 1 -

Price: \$1,200,000

Method: Private Sale

Date: 10/04/2020

Property Type: House (Res)

Land Size: 193 sqm approx