

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

6/2-4 Jessamine Avenue, Prahran Vic 3181

Indicative selling price

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

Range between

\$380,000

&

\$415,000

Median sale price

Median price

\$580,000

Property Type

Unit

Suburb

Prahran

Period - From

04/05/2019

to

03/05/2020

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	5/2 Jessamine Av PRAHRAN 3181	\$510,000	29/02/2020
2	5/k7 High St WINDSOR 3181	\$401,250	28/11/2019
3			

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:

04/05/2020 14:13



1 1 1

Property Type: Apartment.
Land Size: Approx 50 sqm approx
Agent Comments

Indicative Selling Price

\$380,000 - \$415,000

Median Unit Price

04/05/2019 - 03/05/2020: \$580,000

Comparable Properties



5/2 Jessamine Av PRAHRAN 3181 (REI)

Agent Comments

1 1 -

Price: \$510,000

Method: Auction Sale

Date: 29/02/2020

Property Type: Apartment



5/k7 High St WINDSOR 3181 (REI)

Agent Comments

1 1 -

Price: \$401,250

Method: Auction Sale

Date: 28/11/2019

Property Type: Apartment

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.