

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

17/58 The Avenue, Prahran Vic 3181

Indicative selling price

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

Range between \$420,000

&

\$459,000

Median sale price

Median price \$610,000

Property Type Unit

Suburb Prahran

Period - From 01/01/2021

to 31/03/2021

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	9/29 May Rd TOORAK 3142	\$440,000	29/04/2021
2	6/42 Nicholson St SOUTH YARRA 3141	\$450,000	30/03/2021
3	3/4-6 Powell St SOUTH YARRA 3141	\$430,000	14/01/2021

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:

09/07/2021 10:35

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Indicative Selling Price

\$420,000 - \$459,000

Median Unit Price

March quarter 2021: \$610,000



Property Type:

Agent Comments

Comparable Properties



9/29 May Rd TOORAK 3142 (REI/VG)

Agent Comments



Price: \$440,000

Method: Sold Before Auction

Date: 29/04/2021

Property Type: Apartment



6/42 Nicholson St SOUTH YARRA 3141 (VG)

Agent Comments



Price: \$450,000

Method: Sale

Date: 30/03/2021

Property Type: Strata Unit/Flat



3/4-6 Powell St SOUTH YARRA 3141 (VG)

Agent Comments



Price: \$430,000

Method: Sale

Date: 14/01/2021

Property Type: Strata Unit/Flat