Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Price

Property offered for sale

Address	2/4 Airlie Avenue, Prahran Vic 3181
Including suburb and	
postcode	

Indicative selling price

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

Range between \$1,250,000	&	\$1,300,000
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Median sale price

Median price	\$1,692,500	Pro	perty Type	House		Suburb	Prahran
Period - From	01/04/2020	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

Aut	areas or comparable property	1 1100	Date of Sale
1	5/3 Wilks St CAULFIELD NORTH 3161	\$1,320,000	26/03/2021
2	1 Cavendish PI SOUTH YARRA 3141	\$1,339,000	20/02/2021
3	1/30 The Avenue WINDSOR 3181	\$1,253,000	20/02/2021

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:	29/06/2021 16:05



Date of sale



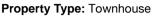
Lauchlan Waterfield 03 9509 0411 0422 290 489 lauchlan.waterfield@belleproperty.com

> **Indicative Selling Price** \$1,250,000 - \$1,300,000 **Median House Price**

Year ending March 2021: \$1,692,500







(Single)

Agent Comments



Comparable Properties



5/3 Wilks St CAULFIELD NORTH 3161 (REI/VG) Agent Comments





Price: \$1,320,000 Method: Private Sale Date: 26/03/2021

Property Type: Townhouse (Single)



1 Cavendish PI SOUTH YARRA 3141 (REI/VG) Agent Comments







Price: \$1,339,000 Method: Auction Sale Date: 20/02/2021

Property Type: Townhouse (Res) Land Size: 153 sqm approx



1/30 The Avenue WINDSOR 3181 (REI/VG)



Price: \$1,253,000 Method: Auction Sale Date: 20/02/2021

Property Type: Apartment

Account - Belle Property Armadale | P: 03 9509 0411 | F: 9500 9525





Agent Comments