

# 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

2/4 Airlie Avenue, Prahran Vic 3181

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$1,250,000

&

\$1,300,000

### Median sale price

Median price \$1,692,500

Property 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	Price	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

2/4 Airlie Avenue, Prahran Vic 3181

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



3 2 2

**Property Type:** Townhouse  
(Single)

Agent Comments

## Comparable Properties



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

3 2 2

**Price:** \$1,320,000

**Method:** Private Sale

**Date:** 26/03/2021

**Property Type:** Townhouse (Single)



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

3 2 1

**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)** Agent Comments

3 2 2

**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