

# 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

9/11 St Edmonds Road, 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 \$1,000,000

&

\$1,100,000

### Median sale price

Median price \$1,620,000

Property Type House

Suburb Prahran

Period - From 26/03/2020

to

25/03/2021

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	2/15 Irving Av PRAHRAN 3181	\$1,185,000	20/01/2021
2	2b Moffat St SOUTH YARRA 3141	\$1,110,000	11/03/2021
3	9b Percy St PRAHRAN 3181	\$1,062,500	03/12/2020

**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:

26/03/2021 12:25

Walter Summons

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**Indicative Selling Price**

\$1,000,000 - \$1,100,000

**Median House Price**

26/03/2020 - 25/03/2021: \$1,620,000



2 2 1

**Property Type:** Apartment

Agent Comments

## Comparable Properties



**2/15 Irving Av PRAHRAN 3181 (REI)**

Agent Comments

2 2 1

**Price:** \$1,185,000

**Method:** Private Sale

**Date:** 20/01/2021

**Property Type:** House



**2b Moffat St SOUTH YARRA 3141 (REI)**

Agent Comments

2 2 1

**Price:** \$1,110,000

**Method:** Sold Before Auction

**Date:** 11/03/2021

**Property Type:** Townhouse (Res)



**9b Percy St PRAHRAN 3181 (REI/VG)**

Agent Comments

2 2 1

**Price:** \$1,062,500

**Method:** Sold Before Auction

**Date:** 03/12/2020

**Property Type:** Townhouse (Res)

**Land Size:** 71 sqm approx