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

Range between \$1,000,000 & \$1,100,000	Range between	\$1,000,000	&	\$1,100,000
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Median sale price

Median price	\$1,620,000	Pro	perty 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.

Ad	dress 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.

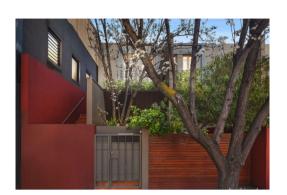
This Statement of Information was prepared on:	26/03/2021 12:25





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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





Property Type: Apartment Agent Comments

Comparable Properties



2/15 Irving Av PRAHRAN 3181 (REI)

2





Price: \$1,185,000 **Method:** Private Sale **Date:** 20/01/2021

Property Type: House

Agent Comments



2b Moffat St SOUTH YARRA 3141 (REI)

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2

Price: \$1,110,000

Method: Sold Before Auction

Date: 11/03/2021

Property Type: Townhouse (Res)

Agent Comments



9b Percy St PRAHRAN 3181 (REI/VG)





Price: \$1,062,500

Method: Sold Before Auction

Date: 03/12/2020

Property Type: Townhouse (Res) **Land Size:** 71 sqm approx

Agent Comments

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



