

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

28 Bowen Street, Prahran Vic 3181

Indicative selling price

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

Range between \$1,200,000 & \$1,250,000

Median sale price

Median price \$1,900,000 Property Type House Suburb Prahran

Period - From 01/04/2021 to 30/06/2021 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	25 Wrights Tce PRAHRAN 3181	\$1,210,000	09/05/2021
2	5 King St ST KILDA EAST 3183	\$1,225,000	15/07/2021
3	20 Vail St PRAHRAN 3181	\$1,230,000	17/04/2021

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:

12/10/2021 12:09

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Indicative Selling Price

\$1,200,000 - \$1,250,000

Median House Price

June quarter 2021: \$1,900,000



2 1 0

Property Type: House

Agent Comments

Comparable Properties



25 Wrights Tce PRAHRAN 3181 (VG)

Agent Comments

2 - -

Price: \$1,210,000

Method: Sale

Date: 09/05/2021

Property Type: House - Attached House N.E.C.

Land Size: 117 sqm approx



5 King St ST KILDA EAST 3183 (REI)

Agent Comments

2 1 -

Price: \$1,225,000

Method: Private Sale

Date: 15/07/2021

Property Type: House



20 Vail St PRAHRAN 3181 (REI/VG)

Agent Comments

2 1 -

Price: \$1,230,000

Method: Auction Sale

Date: 17/04/2021

Property Type: House (Res)

Land Size: 180 sqm approx

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