Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

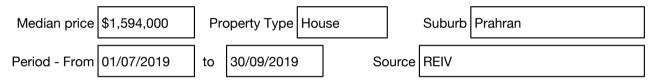
Address Including suburb and postcode

38 Commercial Road, Prahran Vic 3181

Indicative selling price

Single price \$3,110,000

Median sale price



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	29 Macfarlan St SOUTH YARRA 3141	\$3,475,000	26/10/2019
2	18 Oxford St SOUTH YARRA 3141	\$3,300,000	17/05/2019
3	29 Woodfull St PRAHRAN 3181	\$3,250,000	29/10/2019

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:

11/11/2019 12:31







Property Type: House (Res) Agent Comments Indicative Selling Price \$3,110,000 Median House Price September quarter 2019: \$1,594,000

Comparable Properties



29 Macfarlan St SOUTH YARRA 3141 (REI)



Price: \$3,475,000 Method: Auction Sale Date: 26/10/2019 Property Type: House (Res) Agent Comments



1 3 1 2 1 2 2

18 Oxford St SOUTH YARRA 3141 (REI/VG)

Price: \$3,300,000 Method: Private Sale Date: 17/05/2019 Rooms: 5 Property Type: House Land Size: 256 sqm approx

29 Woodfull St PRAHRAN 3181 (REI)



Agent Comments

Agent Comments

Price: \$3,250,000 Method: Private Sale Date: 29/10/2019 Property Type: House

Account - Marshall White | P: 03 9822 9999 | F: 03 9824 4897



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.