

# 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

6 Bella Street, 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 \$1,100,000

&

\$1,200,000

### 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	9 Myrtle St SOUTH YARRA 3141	\$1,150,000	13/05/2021
2	36 Pridham St PRAHRAN 3181	\$1,160,000	27/03/2021
3	24 Spring St PRAHRAN 3181	\$1,068,000	27/02/2021

**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:

16/07/2021 12:15

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**Rooms:** 3  
**Property Type:** House (Res)  
**Land Size:** 232 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$1,100,000 - \$1,200,000  
**Median House Price**  
June quarter 2021: \$1,900,000

## Comparable Properties



**9 Myrtle St SOUTH YARRA 3141 (VG)**

**Agent Comments**

2 - -

**Price:** \$1,150,000  
**Method:** Sale  
**Date:** 13/05/2021  
**Property Type:** House - Attached House N.E.C.  
**Land Size:** 202 sqm approx



**36 Pridham St PRAHRAN 3181 (REI/VG)**

**Agent Comments**

2 1 -

**Price:** \$1,160,000  
**Method:** Auction Sale  
**Date:** 27/03/2021  
**Property Type:** House (Res)  
**Land Size:** 102 sqm approx



**24 Spring St PRAHRAN 3181 (REI/VG)**

**Agent Comments**

2 1 -

**Price:** \$1,068,000  
**Method:** Auction Sale  
**Date:** 27/02/2021  
**Property Type:** House (Res)  
**Land Size:** 243 sqm approx