

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

574B High Street, Prahran Vic 3181

Indicative selling price

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

Range between \$1,350,000 & \$1,450,000

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	50 Moore St SOUTH YARRA 3141	\$1,450,000	23/06/2021
2	24 Florence St PRAHRAN 3181	\$1,425,000	30/06/2021
3	5 Vail St PRAHRAN 3181	\$1,423,000	26/07/2021

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:

28/09/2021 11:18



 2
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  2

Property Type: Townhouse (Res)

Agent Comments

Indicative Selling Price

\$1,350,000 - \$1,450,000

Median House Price

June quarter 2021: \$1,900,000

Comparable Properties



50 Moore St SOUTH YARRA 3141 (VG)

Agent Comments

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Price: \$1,450,000

Method: Sale

Date: 23/06/2021

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

Land Size: 145 sqm approx



24 Florence St PRAHRAN 3181 (REI/VG)

Agent Comments

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Price: \$1,425,000

Method: Private Sale

Date: 30/06/2021

Property Type: House

Land Size: 177 sqm approx



5 Vail St PRAHRAN 3181 (REI/VG)

Agent Comments

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  1
  -

Price: \$1,423,000

Method: Sold Before Auction

Date: 26/07/2021

Property Type: House (Res)

Land Size: 182 sqm approx

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