

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 34A & 34B Donald Street, Prahran Vic 3181

Indicative selling price

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

Range between \$2,000,000 & \$2,200,000

Median sale price

Median price \$1,825,000 Property Type House Suburb Prahran

Period - From 01/07/2020 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	1-2/60 Havelock St ST KILDA 3182	\$2,100,000	31/07/2021
2	22 Palermo St SOUTH YARRA 3141	\$2,020,000	13/05/2021
3	54 Tyrone St SOUTH YARRA 3141	\$2,000,000	12/07/2021

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: 29/09/2021 17:52



Property Type:
Divorce/Estate/Family Transfers
Agent Comments

Indicative Selling Price
\$2,000,000 - \$2,200,000
Median House Price
Year ending June 2021: \$1,825,000

Comparable Properties



1-2/60 Havelock St ST KILDA 3182 (REI)

Agent Comments



Price: \$2,100,000
Method: Auction Sale
Date: 31/07/2021
Property Type: Block of Apartments



22 Palermo St SOUTH YARRA 3141 (REI)

Agent Comments



Price: \$2,020,000
Method: Private Sale
Date: 13/05/2021
Property Type: House



54 Tyrone St SOUTH YARRA 3141 (REI/VG)

Agent Comments



Price: \$2,000,000
Method: Sold Before Auction
Date: 12/07/2021
Property Type: House
Land Size: 130 sqm approx