

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

78 York Street, Prahran Vic 3181

Indicative selling price

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

Range between \$2,100,000 & \$2,300,000

Median sale price

Median price \$1,468,000 Property Type House Suburb Prahran

Period - From 01/01/2019 to 31/12/2019 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	11 Primrose St WINDSOR 3181	\$2,465,000	12/10/2019
2	12 Mcilwrick St WINDSOR 3181	\$2,260,000	23/11/2019
3	84 Alfred St PRAHRAN 3181	\$2,210,000	30/11/2019

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:

01/02/2020 13:53



Property Type: House (Previously Occupied - Detached)
Land Size: 286 sqm approx
 Agent Comments

Indicative Selling Price
 \$2,100,000 - \$2,300,000
Median House Price
 Year ending December 2019: \$1,468,000

Comparable Properties



11 Primrose St WINDSOR 3181 (REI/VG)

Agent Comments



Price: \$2,465,000
Method: Auction Sale
Date: 12/10/2019
Rooms: 5
Property Type: House (Res)
Land Size: 378 sqm approx



12 Mcilwrick St WINDSOR 3181 (REI)

Agent Comments



Price: \$2,260,000
Method: Auction Sale
Date: 23/11/2019
Property Type: House (Res)



84 Alfred St PRAHRAN 3181 (REI/VG)

Agent Comments



Price: \$2,210,000
Method: Auction Sale
Date: 30/11/2019
Property Type: House (Res)
Land Size: 261 sqm approx