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	78 York Street, Prahran Vic 3181
Including suburb and	
postcode	

Indicative selling price

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

Range between \$2,100,000 & \$2,300,00
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Median sale price

Median price	\$1,468,000	Pro	perty 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.

Ad	dress 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

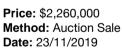
Property Type: House (Res) Land Size: 378 sqm approx

12 Mcilwrick St WINDSOR 3181 (REI) **-**2





Agent Comments



Property Type: House (Res)



84 Alfred St PRAHRAN 3181 (REI/VG)



Price: \$2,210,000 Method: Auction Sale Date: 30/11/2019

Property Type: House (Res) Land Size: 261 sqm approx

Agent Comments

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