

## 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 25 Andrew 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 \$1,250,000 & \$1,350,000

#### Median sale price

Median price \$1,476,000 House X Unit Suburb Prahran

Period - From 01/01/2019 to 31/03/2019 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	20 Errol St PRAHRAN 3181	\$1,520,000	13/04/2019
2	18 Pridham St PRAHRAN 3181	\$1,368,000	02/03/2019
3	58 Alexandra St SOUTH YARRA 3141	\$1,250,000	06/04/2019

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.



 4    1    1

**Rooms:**

**Property Type:** House

**Land Size:** 233 sqm approx

Agent Comments

**Indicative Selling Price**

\$1,250,000 - \$1,350,000

**Median House Price**

March quarter 2019: \$1,476,000

## Comparable Properties



**20 Errol St PRAHRAN 3181 (REI)**

Agent Comments

 3    1    2

**Price:** \$1,520,000

**Method:** Auction Sale

**Date:** 13/04/2019

**Rooms:** -

**Property Type:** House (Res)

**Land Size:** 268 sqm approx



**18 Pridham St PRAHRAN 3181 (REI)**

Agent Comments

 3    1    -

**Price:** \$1,368,000

**Method:** Auction Sale

**Date:** 02/03/2019

**Rooms:** -

**Property Type:** House (Res)



**58 Alexandra St SOUTH YARRA 3141 (REI)**

Agent Comments

 3    1    -

**Price:** \$1,250,000

**Method:** Auction Sale

**Date:** 06/04/2019

**Rooms:** -

**Property Type:** House (Res)

**Land Size:** 237 sqm approx