

# 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

25a Murray 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 \$2,000,000 & \$2,200,000

### Median sale price

Median price \$1,500,000 Property Type House Suburb Prahran

Period - From 01/10/2019 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	242 Williams Rd TOORAK 3142	\$2,200,000	12/12/2019
2	8 Portland Pl SOUTH YARRA 3141	\$2,088,000	03/08/2019
3	1/12 Chatsworth Rd PRAHRAN 3181	\$2,050,000	20/08/2019

**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:

20/01/2020 15:36



3   2   1

**Property Type:** Townhouse (Res)

**Land Size:** 210 sqm approx

Agent Comments

**Indicative Selling Price**

\$2,000,000 - \$2,200,000

**Median House Price**

December quarter 2019: \$1,500,000

## Comparable Properties



242 Williams Rd TOORAK 3142 (REI)

Agent Comments

4   2   2

**Price:** \$2,200,000

**Method:** Private Sale

**Date:** 12/12/2019

**Property Type:** House



8 Portland PI SOUTH YARRA 3141 (REI/VG)

Agent Comments

4   3   -

**Price:** \$2,088,000

**Method:** Private Sale

**Date:** 03/08/2019

**Property Type:** House

**Land Size:** 213 sqm approx



1/12 Chatsworth Rd PRAHRAN 3181 (REI/VG)

Agent Comments

3   2   2

**Price:** \$2,050,000

**Method:** Private Sale

**Date:** 20/08/2019

**Rooms:** 5

**Property Type:** Townhouse (Single)