

# 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

41 Hornby 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 \$1,100,000 & \$1,200,000

### Median sale price

Median price \$1,935,750 Property Type House Suburb Prahran

Period - From 01/07/2021 to 30/09/2021 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	45 Bayview St PRAHRAN 3181	\$1,153,000	13/08/2021
2	9 Myrtle St SOUTH YARRA 3141	\$1,150,000	13/05/2021
3	11a Green St WINDSOR 3181	\$1,100,000	15/05/2021

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:

14/10/2021 15:52



**Property Type:**  
Agent Comments

**Indicative Selling Price**  
\$1,100,000 - \$1,200,000  
**Median House Price**  
September quarter 2021: \$1,935,750

## Comparable Properties



**45 Bayview St PRAHRAN 3181 (REI)**

Agent Comments



**Price:** \$1,153,000  
**Method:** Sold Before Auction  
**Date:** 13/08/2021  
**Property Type:** House (Res)



**9 Myrtle St SOUTH YARRA 3141 (VG)**

Agent Comments



**Price:** \$1,150,000  
**Method:** Sale  
**Date:** 13/05/2021  
**Property Type:** House - Attached House N.E.C.  
**Land Size:** 202 sqm approx

**11a Green St WINDSOR 3181 (REI/VG)**

Agent Comments



**Price:** \$1,100,000  
**Method:** Auction Sale  
**Date:** 15/05/2021  
**Property Type:** House (Res)  
**Land Size:** 191 sqm approx