## Statement of Information

## Single residential property located in the Melbourne metropolitan area

## Section 47AF of the Estate Agents Act 1980

Property offered	for sale									
Addro Including suburb a postco	and	2B Stawell Street, Prahran Vic 3181								
Indicative selling price										
For the meaning of this price see consumer.vic.gov.au/underquoting										
Range between \$2,350,000			&		\$2,550,000					
Median sale price										
Median price \$1,	edian price \$1,465,000			Hous	е		Subur	b Prahran		
Period - From 09/11/2018			08/11/2019		Sc	urceREIV				
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										
2										
3										
OR										
<b>B*</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:							on:	09/11/2019 19:56		

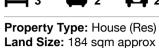






**Indicative Selling Price** \$2,350,000 - \$2,550,000 **Median House Price** 09/11/2018 - 08/11/2019: \$1,465,000





**Agent Comments** 

## Comparable Properties

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.

Account - Kay & Burton | P: 03 9820 1111 | F: 03 9820 0371



