

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

33 St Edmonds Road, Prahran Vic 3181

Indicative selling price

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

Range between \$2,450,000 & \$2,650,000

Median sale price

Median price \$1,566,000 Property Type House Suburb Prahran

Period - From 01/07/2019 to 30/06/2020 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	8 Nicholson St SOUTH YARRA 3141	\$2,670,000	22/06/2020
2	5 Packington Pl PRAHRAN 3181	\$2,650,000	24/07/2020
3	81 Albion St SOUTH YARRA 3141	\$2,400,000	28/05/2020

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:

01/10/2020 09:02



4 3 2

Property Type: Townhouse (Res)

Agent Comments

Indicative Selling Price

\$2,450,000 - \$2,650,000

Median House Price

Year ending June 2020: \$1,566,000

Comparable Properties



8 Nicholson St SOUTH YARRA 3141 (REI/VG) Agent Comments

3 2 2

Price: \$2,670,000

Method: Private Sale

Date: 22/06/2020

Property Type: House

Land Size: 220 sqm approx



5 Packington PI PRAHRAN 3181 (REI) Agent Comments

3 2 3

Price: \$2,650,000

Method: Private Sale

Date: 24/07/2020

Property Type: House



81 Albion St SOUTH YARRA 3141 (REI/VG) Agent Comments

4 3 2

Price: \$2,400,000

Method: Private Sale

Date: 28/05/2020

Rooms: 7

Property Type: House

Land Size: 176 sqm approx