Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property	offered t	for sale
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Address	1/1a Peel Street, Prahran Vic 3181
Including suburb and	
postcode	

Indicative selling price

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

Range between	\$400,000	&	\$440,000

Median sale price

Median price	\$505,000	Pro	perty Type	Jnit		Suburb	Prahran
Period - From	01/01/2023	to	31/12/2023	;	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

Add	dress of comparable property	Price	Date of sale
1	214/27-31 Herbert St ST KILDA 3182	\$430,000	28/02/2024
2	405/3-5 St Kilda Rd ST KILDA 3182	\$412,500	23/01/2024
3	118/3-5 St Kilda Rd ST KILDA 3182	\$401,000	06/02/2024

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	02/04/2024 14:30





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Indicative Selling Price \$400,000 - \$440,000 **Median Unit Price** Year ending December 2023: \$505,000



Comparable Properties

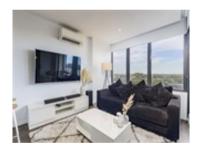


214/27-31 Herbert St ST KILDA 3182 (REI)

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Price: \$430,000 Method: Private Sale Date: 28/02/2024 Property Type: Unit

Agent Comments



405/3-5 St Kilda Rd ST KILDA 3182 (REI)

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Price: \$412,500 Method: Private Sale Date: 23/01/2024

Property Type: Apartment

Agent Comments



118/3-5 St Kilda Rd ST KILDA 3182 (REI)

Price: \$401,000 Method: Private Sale Date: 06/02/2024

Property Type: Apartment

Agent Comments

Account - Belle Property Armadale | P: 03 9509 0411 | F: 9500 9525



