

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

1 Bayview Street, Prahran Vic 3181

Indicative selling price

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

Range between \$1,400,000 & \$1,500,000

Median sale price

Median price \$2,045,000 Property Type House Suburb Prahran

Period - From 01/10/2023 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	Price	Date of sale
1	6 Erica St WINDSOR 3181	\$1,500,000	16/11/2023
2	34a Rose St ARMADALE 3143	\$1,450,000	06/12/2023
3	35 Bowen St PRAHRAN 3181	\$1,440,000	16/12/2023

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:

29/01/2024 11:57

1 Bayview Street, Prahran Vic 3181

belle
PROPERTY

Walter Summons

03 9509 0411

0438 576 233

walter.summons@belleproperty.com

Indicative Selling Price

\$1,400,000 - \$1,500,000

Median House Price

December quarter 2023: \$2,045,000



2 2 0

Rooms: 4

Property Type: House (Res)

Land Size: 123 sqm approx

Agent Comments

Comparable Properties



6 Erica St WINDSOR 3181 (REI/VG)

Agent Comments

2 2 -

Price: \$1,500,000

Method: Sold Before Auction

Date: 16/11/2023

Property Type: House (Res)

Land Size: 172 sqm approx



34a Rose St ARMADALE 3143 (REI/VG)

Agent Comments

2 1 -

Price: \$1,450,000

Method: Private Sale

Date: 06/12/2023

Property Type: House

Land Size: 179 sqm approx



35 Bowen St PRAHRAN 3181 (REI)

Agent Comments

2 1 -

Price: \$1,440,000

Method: Auction Sale

Date: 16/12/2023

Property Type: House (Res)

Land Size: 201 sqm approx

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



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