

# 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 Taylor Close, 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

\$2,600,000

&

\$2,800,000

### Median sale price

Median price

\$1,656,250

Property Type

House

Suburb

Prahran

Period - From

01/07/2022

to

30/06/2023

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	171 Williams Rd SOUTH YARRA 3141	\$2,800,000	13/07/2023
2	7 Trinian St PRAHRAN 3181	\$2,800,000	01/04/2023
3			

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:

19/09/2023 16:16



 3    2    2

**Property Type:** House

Agent Comments

**Indicative Selling Price**

\$2,600,000 - \$2,800,000

**Median House Price**

Year ending June 2023: \$1,656,250

## Comparable Properties



**171 Williams Rd SOUTH YARRA 3141 (REI/VG)** Agent Comments

 3    2    2

**Price:** \$2,800,000

**Method:** Private Sale

**Date:** 13/07/2023

**Property Type:** House (Res)

**Land Size:** 222 sqm approx



**7 Trinian St PRAHRAN 3181 (REI/VG)**

Agent Comments

 4    2    -

**Price:** \$2,800,000

**Method:** Private Sale

**Date:** 01/04/2023

**Property Type:** House

**Land Size:** 258 sqm approx

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 - Jellis Craig** | P: 03 9864 5000