Statement of Information

Property offered for sale

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Address Including suburb and postcode		
Indicative selling price		
For the meaning of this price see consumer.vic.gov.au/underquoting		
Range between \$3,000,000 & \$3,300,000		*
Median sale price		
Median price \$2,045,000 Property Type House Subt	urb 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 sixmonths 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* 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: 20/03/2024 19:22		

RT Edgar

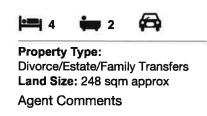


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Indicative Selling Price \$3,000,000 - \$3,300,000 **Median House Price** December quarter 2023: \$2,045,000







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 - RT Edgar | P: 03 9826 1000