

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 Trinian Street, Prahran Vic 3181

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

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		
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

1 Trinian Street, Prahran Vic 3181

RT Edgar

RT Edgar

Richard Nowak

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Indicative Selling Price

\$3,000,000 - \$3,300,000

Median House Price

December quarter 2023: \$2,045,000



 4  2 

Property Type:

Divorce/Estate/Family Transfers

Land Size: 248 sqm approx

Agent Comments

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

The State of Victoria, 10 Wallace Avenue, Toorak VIC 3182

The information contained herein is to be used as a guide only. Although

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RT Edgar Toorak ABN 20 244 504 042 | ACN 007 431 101 | Licensed Real Estate Agent, Auctioneers and Property Managers | Members REIV