

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

111 York Street, Prahran Vic 3181

Indicative selling price

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

Range between \$1,300,000 & \$1,400,000

Median sale price

Median price \$1,790,000 Property Type House Suburb Prahran

Period - From 01/04/2023 to 31/03/2024 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	9 Beatty Av ARMADALE 3143	\$1,375,000	05/01/2024
2	69 Bayview St PRAHRAN 3181	\$1,331,000	16/03/2024
3	42 Earl St WINDSOR 3181	\$1,315,000	23/03/2024

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:

17/04/2024 10:38



Rooms: 5

Property Type: House (Res)

Land Size: 192 sqm approx

Agent Comments

Comparable Properties



9 Beatty Av ARMADALE 3143 (REI/VG)

Agent Comments



Price: \$1,375,000

Method: Sold Before Auction

Date: 05/01/2024

Property Type: House (Res)

Land Size: 157 sqm approx



69 Bayview St PRAHRAN 3181 (REI)

Agent Comments



Price: \$1,331,000

Method: Auction Sale

Date: 16/03/2024

Property Type: House (Res)



42 Earl St WINDSOR 3181 (REI)

Agent Comments



Price: \$1,315,000

Method: Auction Sale

Date: 23/03/2024

Property Type: House (Res)