## 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

12 Cassell Street, South Yarra Vic 3141

#### Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au	/underquot	ting		
Range betweer	\$2,250,000		&		\$2,450,000			
Median sale p	rice							
Median price	\$2,200,000	Pro	operty Type	Hou	ISE		Suburb	South Yarra
Period - From	01/07/2023	to	30/09/2023		So	urce	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.

Ado	dress of comparable property	Price	Date of sale
1	32 Murray St PRAHRAN 3181	\$2,485,000	28/10/2023
2	14 Alfred St PRAHRAN 3181	\$2,250,000	04/10/2023
3	10 Donald St PRAHRAN 3181	\$2,200,000	14/10/2023

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:

31/10/2023 16:45







Property Type: House Agent Comments

**Indicative Selling Price** \$2,250,000 - \$2,450,000 Median House Price September quarter 2023: \$2,200,000

# **Comparable Properties**



32 Murray St PRAHRAN 3181 (REI) 2 2 •**•** 3

Price: \$2,485,000 Method: Auction Sale Date: 28/10/2023 Property Type: House (Res) Land Size: 380 sqm approx

Agent Comments

Agent Comments



14 Alfred St PRAHRAN 3181 (REI)





Price: \$2,250,000 Method: Sold Before Auction Date: 04/10/2023 Property Type: House (Res)

10 Donald St PRAHRAN 3181 (REI)



Agent Comments



Price: \$2,200,000 Method: Auction Sale Date: 14/10/2023 Property Type: House (Res)

#### Account - Marshall White | P: 03 9822 9999



propertydata

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