

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 Park Road, Prahran Vic 3181

Indicative selling price

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

Single price \$2,000,000

Median sale price

Median price \$1,687,500

Property Type House

Suburb Prahran

Period - From 01/04/2023

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	11 Mackay St PRAHRAN 3181	\$2,155,000	01/07/2023
2	1/39 Grandview Gr PRAHRAN 3181	\$1,865,000	02/09/2023
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:

18/09/2023 10:34



Property Type: House (Res)

Land Size: 501 sqm approx

Agent Comments

Indicative Selling Price

\$2,000,000

Median House Price

June quarter 2023: \$1,687,500

Comparable Properties



11 Mackay St PRAHRAN 3181 (REI/VG)

Agent Comments



Price: \$2,155,000

Method: Sold Before Auction

Date: 01/07/2023

Property Type: House (Res)

Land Size: 202 sqm approx



1/39 Grandview Gr PRAHRAN 3181 (REI)

Agent Comments



Price: \$1,865,000

Method: Auction Sale

Date: 02/09/2023

Property Type: House (Res)

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.

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