## 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

15 Larnook Street, Prahran Vic 3181

#### Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au	/underquot	ting		
Range betweer	\$2,000,000		&		\$2,200,000			
Median sale p	rice							
Median price	\$1,656,250	Pro	operty Type	Hou	ise		Suburb	Prahran
Period - From	01/07/2022	to	30/06/2023		So	ource	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.

Add	dress of comparable property	Price	Date of sale
1	40 Larnook St PRAHRAN 3181	\$2,445,000	28/02/2023
2	32 Wrights Tce PRAHRAN 3181	\$2,260,000	08/06/2023
3	22 Willis St PRAHRAN 3181	\$1,980,000	01/04/2023

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:

15/08/2023 17:16









**Property Type:** House Agent Comments

Indicative Selling Price \$2,000,000 - \$2,200,000 Median House Price Year ending June 2023: \$1,656,250

# **Comparable Properties**



40 Larnook St PRAHRAN 3181 (REI/VG)

32 Wrights Tce PRAHRAN 3181 (REI/VG)

2



Price: \$2,445,000 Method: Private Sale Date: 28/02/2023 Property Type: House Land Size: 346 sqm approx Agent Comments



Price: \$2,260,000 Method: Private Sale Date: 08/06/2023 Property Type: House (Res) Land Size: 279 sqm approx

3

22 Willis St PRAHRAN 3181 (REI/VG)



Agent Comments

Agent Comments

Price: \$1,980,000 Method: Auction Sale Date: 01/04/2023 Property Type: House (Res) Land Size: 256 sqm approx

#### Account - Jellis Craig | P: 03 9864 5000



property data

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