

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 consumer.vic.gov.au/underquoting

Range between \$2,000,000 & \$2,200,000

Median sale price

Median price \$1,656,250 Property Type House Suburb Prahran

Period - From 01/07/2022 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 | 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



3 1 3

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)

Agent Comments

3 2 2

Price: \$2,445,000

Method: Private Sale

Date: 28/02/2023

Property Type: House

Land Size: 346 sqm approx



32 Wrights Tce PRAHRAN 3181 (REI/VG)

Agent Comments

3 2 1

Price: \$2,260,000

Method: Private Sale

Date: 08/06/2023

Property Type: House (Res)

Land Size: 279 sqm approx



22 Willis St PRAHRAN 3181 (REI/VG)

Agent Comments

3 2 1

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