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

18 Spring Street, Prahran Vic 3181

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting										
Range betweer	\$1,100,000		&		\$1,200,000					
Median sale pi	rice									
Median price	\$1,780,000	Pro	operty Type	Hou	se		Suburb	Prahran		
Period - From	01/01/2024	to	31/03/2024		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.

Ade	dress of comparable property	Price	Date of sale
1	51 York St PRAHRAN 3181	\$1,230,000	24/02/2024
2	6 Macquarie St PRAHRAN 3181	\$1,145,000	16/12/2023
3	62 Bayview St PRAHRAN 3181	\$1,090,000	20/04/2024

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:

26/04/2024 14:21









Property Type: House (Res) Agent Comments Indicative Selling Price \$1,100,000 - \$1,200,000 Median House Price March quarter 2024: \$1,780,000

Comparable Properties



51 York St PRAHRAN 3181 (REI)



Price: \$1,230,000 Method: Auction Sale Date: 24/02/2024 Property Type: House (Res) Agent Comments

6 Macquarie St PRAHRAN 3181 (REI/VG)



Price: \$1,145,000 Method: Auction Sale Date: 16/12/2023 Property Type: House (Res) Land Size: 152 sqm approx

62 Bayview St PRAHRAN 3181 (REI)



Agent Comments

Agent Comments



Price: \$1,090,000 Method: Auction Sale Date: 20/04/2024 Property Type: House (Res) Land Size: 159 sqm approx

Account - Jellis Craig | P: 03 9864 5000



property data

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