

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

19 Mackay Street, Prahran Vic 3181

Indicative selling price

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

Range between \$1,650,000 & \$1,800,000

Median sale price

Median price \$1,700,000 Property Type House Suburb Prahran

Period - From 09/10/2022 to 08/10/2023 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	8 Bowen St PRAHRAN 3181	\$1,746,000	16/09/2023
2	696 Malvern Rd PRAHRAN 3181	\$1,700,000	20/05/2023
3	68 Spring St PRAHRAN 3181	\$1,695,000	09/09/2023

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: 09/10/2023 16:17



2 1 0

Rooms: 5
Property Type: House (Res)
Land Size: 270 sqm approx
Agent Comments

Indicative Selling Price
\$1,650,000 - \$1,800,000
Median House Price
09/10/2022 - 08/10/2023: \$1,700,000

Comparable Properties



8 Bowen St PRAHRAN 3181 (REI)

Agent Comments

3 2 1

Price: \$1,746,000
Method: Auction Sale
Date: 16/09/2023
Property Type: House (Res)



696 Malvern Rd PRAHRAN 3181 (REI/VG)

Agent Comments

3 1 3

Price: \$1,700,000
Method: Auction Sale
Date: 20/05/2023
Property Type: House (Res)
Land Size: 298 sqm approx



68 Spring St PRAHRAN 3181 (REI)

Agent Comments

3 2 -

Price: \$1,695,000
Method: Auction Sale
Date: 09/09/2023
Property Type: House (Res)

Account - Jellis Craig | P: 03 9864 5000