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	cons	sumer.vic.go	v.au	/underquot	ting		
Range betweer	\$1,650,000		&		\$1,800,000			
Median sale p	rice							
Median price	\$1,700,000	Pro	operty Type	Hou	ise		Suburb	Prahran
Period - From	09/10/2022	to	08/10/2023		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.

Add	dress 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









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)



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

Agent Comments



696 Malvern Rd PRAHRAN 3181 (REI/VG)



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)



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

Account - Jellis Craig | P: 03 9864 5000



propertydata

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