Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb and postcode

Address 2/1a Westbourne Street, Prahran Vic 3181

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au	/underquot	ting		
Range betweer	\$1,100,000		&		\$1,200,000			
Median sale p	rice							
Median price	\$1,400,000	Pro	operty Type	Том	nhouse		Suburb	Prahran
Period - From	25/03/2023	to	24/03/2024		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.

Ade	dress of comparable property	Price	Date of sale
1	16 Phoenix St SOUTH YARRA 3141	\$1,280,000	21/02/2024
2	30 Florence St PRAHRAN 3181	\$1,260,000	23/03/2024
3	71 Peel St WINDSOR 3181	\$1,195,000	29/02/2024

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:

25/03/2024 13:29









Rooms: 4 Property Type: Townhouse (Res) Agent Comments Indicative Selling Price \$1,100,000 - \$1,200,000 Median Townhouse Price 25/03/2023 - 24/03/2024: \$1,400,000

Comparable Properties



16 Phoenix St SOUTH YARRA 3141 (REI)

30 Florence St PRAHRAN 3181 (REI)

2

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Price: \$1,280,000 Method: Private Sale Date: 21/02/2024 Property Type: House Agent Comments



Price: \$1,260,000 Method: Auction Sale Date: 23/03/2024 Property Type: House (Res)

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71 Peel St WINDSOR 3181 (REI)



Price: \$1,195,000 Method: Sold Before Auction Date: 29/02/2024 Property Type: House (Res) Agent Comments

Agent Comments

Account - Jellis Craig | P: 03 9864 5000





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