### 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 2/8 Airlie Avenue, Prahran Vic 3181

#### Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au/	underquot	ting		
Range betweer	\$490,000		&		\$539,000			
Median sale pr	rice							
Median price	\$573,750	Pro	operty Type	Unit			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.

Add	dress of comparable property	Price	Date of sale
1	8/36 Grandview Gr PRAHRAN 3181	\$520,000	14/03/2024
2	7/56 Chatsworth Rd PRAHRAN 3181	\$475,000	15/02/2024
3	10/2 Jessamine Av PRAHRAN 3181	\$472,000	17/04/2024

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:

19/06/2024 11:35



# BigginScott





**Property Type:** Strata Unit/Flat Agent Comments

James Burne 9520 9020 0434 288 066 jburne@bigginscott.com.au

Indicative Selling Price \$490,000 - \$539,000 Median Unit Price March quarter 2024: \$573,750

## **Comparable Properties**



8/36 Grandview Gr PRAHRAN 3181 (REI/VG)



Price: \$520,000 Method: Sold Before Auction Date: 14/03/2024 Property Type: Apartment

7/56 Chatsworth Rd PRAHRAN 3181 (REI) Agent Comments

Agent Comments



Price: \$475,000 Method: Private Sale Date: 15/02/2024 Property Type: Apartment



10/2 Jessamine Av PRAHRAN 3181 (REI/VG) Agent Comments



Price: \$472,000 Method: Private Sale Date: 17/04/2024 Property Type: Unit

#### Account - Biggin & Scott | P: 9520 9000 | F: 9533 6140



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