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

23 Woodfull Street, Prahran Vic 3181

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au/	/underquot	ting		
Range betweer	\$1,050,000		&		\$1,155,000			
Median sale p	rice							
Median price	\$1,790,000	Pro	operty Type	Hou	se		Suburb	Prahran
Period - From	01/04/2023	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	17 Bayview St PRAHRAN 3181	\$1,122,000	17/02/2024
3	22 Clendon Rd ARMADALE 3143	\$1,100,000	04/11/2023

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:

17/04/2024 11:44









Property Type: House Agent Comments

Indicative Selling Price \$1,050,000 - \$1,155,000 Median House Price Year ending March 2024: \$1,790,000

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

Agent Comments



Price: \$1,122,000 Method: Auction Sale Date: 17/02/2024 Property Type: House (Res)

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22 Clendon Rd ARMADALE 3143 (VG)

17 Bayview St PRAHRAN 3181 (REI)

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Agent Comments



Price: \$1,100,000 Method: Sale Date: 04/11/2023 Property Type: House (Res) Land Size: 155 sqm approx

Account - Jellis Craig | P: 03 9864 5000



propertydata

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