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

24 Bayview Street, Prahran Vic 3181

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting									
Range betweer	n \$1,100,000		&		\$1,200,000				
Median sale price									
Median price	\$1,740,500	Pro	Property Type H		House		Suburb	Prahran	
Period - From	01/11/2022	to	31/10/2023		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.

Ade	dress of comparable property	Price	Date of sale
1	34 York St PRAHRAN 3181	\$1,185,000	29/07/2023
2	17 York St PRAHRAN 3181	\$1,185,000	12/06/2023
3	2 Packington PI PRAHRAN 3181	\$1,150,000	31/05/2023

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:

01/11/2023 10:35







Property Type: House Agent Comments

Indicative Selling Price \$1,100,000 - \$1,200,000 Median House Price 01/11/2022 - 31/10/2023: \$1,740,500

Comparable Properties

34 York St PRAHRAN 3181 (REI/VG) 2 2 2 - Price: \$1,185,000 Method: Auction Sale Date: 29/07/2023 Property Type: House (Res) Land Size: 138 sqm approx	Agent Comments
17 York St PRAHRAN 3181 (REI/VG) 2 1 1 2 - Price: \$1,185,000 Method: Private Sale Date: 12/06/2023 Property Type: House (Res) Land Size: 152 sqm approx	Agent Comments
2 Packington PI PRAHRAN 3181 (REI/VG) 2 2 2 2 - Price: \$1,150,000 Method: Private Sale Date: 31/05/2023 Property Type: House Land Size: 101 sqm approx	Agent Comments

Account - Marshall White | P: 03 9822 9999



Propertydata

The State of Victoria owns the copyright in the property sales data and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the licensed material and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied.

The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.