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 26 Florence Street, Prahran Vic 3181

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting									
Range betweer	n \$1,150,000		&		\$1,250,000				
Median sale price									
Median price	\$1,746,000	Pro	Property Type H		House		Suburb	Prahran	
Period - From	01/07/2023	to	30/09/2023		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 sixmonths that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property		Price	Date of sale
1	2 Erica St WINDSOR 3181	\$1,353,000	26/08/2023
2	34 York St PRAHRAN 3181	\$1,185,000	29/07/2023
3			

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:

24/10/2023 09:21







Property Type: House (Res) Agent Comments Indicative Selling Price \$1,150,000 - \$1,250,000 Median House Price September quarter 2023: \$1,746,000

Comparable Properties

2 Erica St WINDSOR 3181 (REI) 2 1 1 1 1 Price: \$1,353,000 Method: Auction Sale Date: 26/08/2023 Property Type: House (Res)	Agent Comments
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

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.

Account - Marshall White | P: 03 9822 9999





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.