## 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

27 Ivy Street, Prahran Vic 3181

#### Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au	/underquot	ting			
Range betweer	\$1,400,000		&		\$1,500,000				
Median sale pi	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.

Ado	dress of comparable property	Price	Date of sale
1	13 Bowen St PRAHRAN 3181	\$1,500,000	27/03/2024
2	116 Peel St WINDSOR 3181	\$1,455,000	17/02/2024
3	35 Bowen St PRAHRAN 3181	\$1,440,000	16/12/2023

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:

01/05/2024 14:22



27 Ivy Street, Prahran Vic 3181







Rooms: 3 Property Type: House Land Size: 260 sqm approx Agent Comments Lauchlan Waterfield 03 9509 0411 0422 290 489 lauchlan.waterfield@belleproperty.com

> Indicative Selling Price \$1,400,000 - \$1,500,000 Median House Price Year ending March 2024: \$1,790,000

# **Comparable Properties**



Price: \$1,500,000

13 Bowen St PRAHRAN 3181 (VG)

Method: Sale Date: 27/03/2024 Property Type: House (Res) Land Size: 214 sqm approx

116 Peel St WINDSOR 3181 (REI/VG)

Agent Comments

Agent Comments





Price: \$1,455,000 Method: Auction Sale Date: 17/02/2024 Property Type: House (Res)

35 Bowen St PRAHRAN 3181 (REI/VG)

🛏 2 🗰 1 🛱 -

Agent Comments

Price: \$1,440,000 Method: Auction Sale Date: 16/12/2023 Property Type: House (Res) Land Size: 201 sqm approx

Account - Belle Property Armadale | P: 03 9509 0411 | F: 9500 9525





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.