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 30 Florence Street, Prahran Vic 3181

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au	/underquot	ting		
Range betweer	\$1,150,000		&		\$1,250,000			
Median sale p	rice							
Median price	\$2,045,000	Pro	operty Type	Hou	House		Suburb	Prahran
Period - From	01/10/2023	to	31/12/2023		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	51 York St PRAHRAN 3181	\$1,230,000	24/02/2024
2	5 Percy St PRAHRAN 3181	\$1,221,000	21/09/2023
3	21 Thomas St.S WINDSOR 3181	\$1,220,000	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:

28/02/2024 16:32









Property Type: House Agent Comments

Indicative Selling Price \$1,150,000 - \$1,250,000 Median House Price December guarter 2023: \$2,045,000

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



'⇔ -3 Price: \$1,221,000 Method: Private Sale

Date: 21/09/2023 Property Type: House Land Size: 143 sqm approx

21 Thomas St.S WINDSOR 3181 (REI)

5 Percy St PRAHRAN 3181 (REI/VG)

1



Agent Comments

Agent Comments



Price: \$1,220,000 Method: Auction Sale Date: 16/12/2023 Property Type: House (Res) Land Size: 168 sqm approx

Account - Jellis Craig | P: 03 9864 5000



propertydata

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