

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

32 Murray Street, Prahran Vic 3181

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$2,000,000 & \$2,200,000

Median sale price

Median price \$1,697,500 Property Type House Suburb Prahran

Period - From 04/10/2022 to 03/10/2023 Source 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.

	Address of comparable property	Price	Date of sale
1	15 Larnook St PRAHRAN 3181	\$2,170,000	09/09/2023
2	8 Mt Pleasant Gr ARMADALE 3143	\$2,087,500	29/07/2023
3	59 Wilson St SOUTH YARRA 3141	\$2,025,000	27/05/2023

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:

04/10/2023 11:00



3 1 2

Property Type: House (res)

Agent Comments

Indicative Selling Price

\$2,000,000 - \$2,200,000

Median House Price

04/10/2022 - 03/10/2023: \$1,697,500

Comparable Properties



15 Larnook St PRAHRAN 3181 (REI)

Agent Comments

3 1 3

Price: \$2,170,000

Method: Auction Sale

Date: 09/09/2023

Property Type: House (Res)

Land Size: 416 sqm approx



8 Mt Pleasant Gr ARMADALE 3143 (REI)

Agent Comments

3 1 -

Price: \$2,087,500

Method: Auction Sale

Date: 29/07/2023

Property Type: House (Res)



59 Wilson St SOUTH YARRA 3141 (REI/VG)

Agent Comments

3 2 -

Price: \$2,025,000

Method: Auction Sale

Date: 27/05/2023

Property Type: House

Land Size: 171 sqm approx

Account - Marshall White | P: 03 9822 9999