# 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

4 Princes Close, Prahran Vic 3181

#### Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au	/underquot	ting		
Range betweer	\$988,000		&		\$1,086,800			
Median sale p	rice							
Median price	\$1,687,500	Pro	operty Type	Hou	se		Suburb	Prahran
Period - From	01/04/2023	to	30/06/2023		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.

Ado	dress of comparable property	Price	Date of sale
1	15 Harvey St PRAHRAN 3181	\$1,200,000	01/07/2023
2	10 Frederick St WINDSOR 3181	\$1,100,000	10/07/2023
3	29 Leila St PRAHRAN 3181	\$1,000,000	24/06/2023

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:

17/07/2023 12:06









**Property Type:** House (Res) **Land Size:** 157 sqm approx Agent Comments Indicative Selling Price \$988,000 - \$1,086,800 Median House Price June quarter 2023: \$1,687,500

# **Comparable Properties**



15 Harvey St PRAHRAN 3181 (REI)

Price: \$1,200,000 Method: Sold Before Auction Date: 01/07/2023 Property Type: House (Res) Agent Comments



10 Frederick St WINDSOR 3181 (REI)



Price: \$1,100,000 Method: Private Sale Date: 10/07/2023 Property Type: House

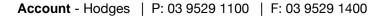


29 Leila St PRAHRAN 3181 (REI)

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Price: \$1,000,000 Method: Auction Sale Date: 24/06/2023 Property Type: House (Res) Agent Comments

Agent Comments







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