

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 consumer.vic.gov.au/underquoting

Range between \$988,000 & \$1,086,800

Median sale price

Median price \$1,687,500 Property Type House Suburb Prahran

Period - From 01/04/2023 to 30/06/2023 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 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)

Agent Comments



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



10 Frederick St WINDSOR 3181 (REI)

Agent Comments



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



29 Leila St PRAHRAN 3181 (REI)

Agent Comments



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

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