### 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

62 Bayview Street, Prahran Vic 3181

#### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting										
Range betweer	\$1,150,000		&		\$1,250,000					
Median sale pi	rice									
Median price	\$2,045,000	Pro	operty Type	Hou	ISE		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	21 Thomas St.S WINDSOR 3181	\$1,220,000	16/12/2023
2	2 St Georges Rd ARMADALE 3143	\$1,200,000	17/02/2024
3	71 Peel St WINDSOR 3181	\$1,195,000	29/02/2024

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:

20/03/2024 12:22



# BigginScott





**Property Type:** House **Land Size:** 159 sqm approx Agent Comments Indicative Selling Price \$1,150,000 - \$1,250,000 Median House Price December quarter 2023: \$2,045,000

## **Comparable Properties**



21 Thomas St.S WINDSOR 3181 (REI)

2 St Georges Rd ARMADALE 3143 (REI)

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Price: \$1,220,000 Method: Auction Sale Date: 16/12/2023

Property Type: House (Res) Land Size: 168 sqm approx Agent Comments



Price: \$1,200,000 Method: Auction Sale Date: 17/02/2024 Property Type: House (Res)

2

71 Peel St WINDSOR 3181 (REI)



Price: \$1,195,000 Method: Sold Before Auction Date: 29/02/2024 Property Type: House (Res) Agent Comments

Agent Comments

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