

# 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 68 Spring Street, Prahran Vic 3181

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$1,700,000 & \$1,800,000

### Median sale price

Median price \$1,656,250 Property Type House Suburb Prahran

Period - From 01/07/2022 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	67 Chomley St PRAHRAN 3181	\$1,815,000	18/03/2023
2	43 Charles St PRAHRAN 3181	\$1,720,000	06/05/2023
3	8 Pridham St PRAHRAN 3181	\$1,660,000	09/06/2023

**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: 15/08/2023 14:25



**Property Type:** House

Agent Comments

**Indicative Selling Price**

\$1,700,000 - \$1,800,000

**Median House Price**

Year ending June 2023: \$1,656,250

## Comparable Properties



**67 Chomley St PRAHRAN 3181 (REI/VG)**

Agent Comments



**Price:** \$1,815,000

**Method:** Auction Sale

**Date:** 18/03/2023

**Property Type:** House (Res)

**Land Size:** 227 sqm approx



**43 Charles St PRAHRAN 3181 (REI/VG)**

Agent Comments



**Price:** \$1,720,000

**Method:** Auction Sale

**Date:** 06/05/2023

**Property Type:** House (Res)

**Land Size:** 143 sqm approx



**8 Pridham St PRAHRAN 3181 (VG)**

Agent Comments



**Price:** \$1,660,000

**Method:** Sale

**Date:** 09/06/2023

**Property Type:** House (Res)

**Land Size:** 157 sqm approx

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