

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 69 Bay View Street, Prahran Vic 3181

Indicative selling price

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

Range between \$1,200,000 & \$1,300,000

Median sale price

Median price \$1,760,000 Property Type House Suburb Prahran

Period - From 01/01/2023 to 31/12/2023 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	42 Tyrone St SOUTH YARRA 3141	\$1,300,000	04/11/2023
2	21 Thomas St.S WINDSOR 3181	\$1,220,000	16/12/2023
3	2 St Georges Rd ARMADALE 3143	\$1,200,000	17/02/2024

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: 19/02/2024 17:51



Property Type: House

Agent Comments

Indicative Selling Price

\$1,200,000 - \$1,300,000

Median House Price

Year ending December 2023: \$1,760,000

Comparable Properties



42 Tyrone St SOUTH YARRA 3141 (REI/VG)

Agent Comments



Price: \$1,300,000

Method: Sold Before Auction

Date: 04/11/2023

Property Type: House (Res)

Land Size: 155 sqm approx



21 Thomas St.S WINDSOR 3181 (REI)

Agent Comments



Price: \$1,220,000

Method: Auction Sale

Date: 16/12/2023

Property Type: House (Res)

Land Size: 168 sqm approx



2 St Georges Rd ARMADALE 3143 (REI)

Agent Comments



Price: \$1,200,000

Method: Auction Sale

Date: 17/02/2024

Property Type: House

Account - Jellis Craig | P: 03 9864 5000