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

79a Alfred Street, Prahran Vic 3181

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au	/underquot	ting		
Range betwee	\$1,550,000		&		\$1,700,000			
Median sale p	rice							
Median price	\$1,760,000	Pro	Property Type Hou		ISE		Suburb	Prahran
Period - From	01/01/2023	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 sixmonths that the estate agent or agent's representative considers to be most comparable to the property for sale.

Ad	dress of comparable property	Price	Date of sale
1	59 Bayview St PRAHRAN 3181	\$1,682,000	14/02/2024
2	1a Newry La WINDSOR 3181	\$1,520,000	15/12/2023
3			

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.

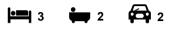
This Statement of Information was prepared on:

19/02/2024 16:29









Property Type: Divorce/Estate/Family Transfers Land Size: 149 sqm approx Agent Comments James Annett 03 9509 0411 0422 930 845 james.annett@belleproperty.com

Indicative Selling Price \$1,550,000 - \$1,700,000 Median House Price Year ending December 2023: \$1,760,000

Comparable Properties



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.

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propertydata



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