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	5 Gertrude Street, Prahran Vic 3181

Indicative selling price

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

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

Median sale price

Median price $1,950,000 Property Type House Suburb Prahran

Period - From 01/04/2022 to 30/06/2022 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	39 Bowen St PRAHRAN 3181	$1,880,000	28/05/2022
2	129 Albert St WINDSOR 3181	$1,800,000	26/05/2022
3	31 Highbury Gr PRAHRAN 3181	$1,775,000	02/04/2022

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: 20/07/2022 10:23

5 Gertrude Street, Prahran Vic 3181



3 1 1

Property Type:
Land Size: 334 sqm approx

Agent Comments

Indicative Selling Price
$1,700,000 - $1,800,000
Median House Price
June quarter 2022: $1,950,000

Comparable Properties



39 Bowen St PRAHRAN 3181 (REI)

3 1 1

Price: $1,880,000
Method: Auction Sale
Date: 28/05/2022
Property Type: House (Res)

Agent Comments



129 Albert St WINDSOR 3181 (REI)

3 2 -

Price: $1,800,000
Method: Private Sale
Date: 26/05/2022
Property Type: House

Agent Comments



31 Highbury Gr PRAHRAN 3181 (REI)

2 1 2

Price: $1,775,000
Method: Auction Sale
Date: 02/04/2022
Property Type: House (Res)
Land Size: 342 sqm approx

Agent Comments

Account - Belle Property South Yarra | P: 03 9868 5444 | F: 03 9868 5455

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