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	71 Bendigo Street, Prahran Vic 3181

Indicative selling price

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

Single price $1,330,000

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	14 Leila St PRAHRAN 3181	$1,400,000	09/07/2022
2	3 Packington St PRAHRAN 3181	$1,380,000	05/03/2022
3	14a Leila St PRAHRAN 3181	$1,230,000	31/08/2022

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: 01/09/2022 17:00

71 Bendigo Street, Prahran Vic 3181

RT Edgar



2 1 0

Property Type: House

Agent Comments

Indicative Selling Price
$1,330,000
Median House Price
June quarter 2022: $1,950,000

Comparable Properties



14 Leila St PRAHRAN 3181 (REI)

2 1 -

Price: $1,400,000
Method: Auction Sale
Date: 09/07/2022
Property Type: House (Res)

Agent Comments



3 Packington St PRAHRAN 3181 (REI/VG)

2 1 -

Price: $1,380,000
Method: Auction Sale
Date: 05/03/2022
Property Type: House (Res)
Land Size: 185 sqm approx

Agent Comments



14a Leila St PRAHRAN 3181 (REI)

2 1 -

Price: $1,230,000
Method: Private Sale
Date: 31/08/2022
Property Type: House

Agent Comments

Account - RT Edgar | P: 03 9826 1000

REIV THE DIFFERENCE | propertydata.com.au

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