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	29/21 Izett Street, Prahran Vic 3181

Indicative selling price

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

Range between $480,000 & $520,000

Median sale price

Median price $550,000 Property Type Unit Suburb Prahran

Period - From 01/10/2023 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	16/62 Wellington St ST KILDA 3182	$520,000	24/01/2024
2	102/69 Newry St WINDSOR 3181	$495,000	01/12/2023
3	2/10 Porter St PRAHRAN 3181	$475,000	16/11/2023

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: 13/02/2024 12:24

29/21 Izett Street, Prahran Vic 3181

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Property Type:
Flat/Unit/Apartment (Res)

Agent Comments

Indicative Selling Price
$480,000 - $520,000
Median Unit Price
December quarter 2023: $550,000

Comparable Properties



16/62 Wellington St ST KILDA 3182 (REI)

1 1 1

Price: $520,000
Method: Private Sale
Date: 24/01/2024
Property Type: Apartment

Agent Comments



102/69 Newry St WINDSOR 3181 (REI/VG)

1 1 1

Price: $495,000
Method: Private Sale
Date: 01/12/2023
Property Type: Apartment

Agent Comments

2/10 Porter St PRAHRAN 3181 (VG)

1 - -

Price: $475,000
Method: Sale
Date: 16/11/2023
Property Type: Strata Unit/Flat

Agent Comments

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