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<br>Including suburb and postcode | 2/36 York Street, Prahran Vic 3181 |

## Indicative selling price

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

Range between $1,230,000 & $1,300,000

## Median sale price

Median price $2,045,000 Property Type House 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 | 9 Ralston St SOUTH YARRA 3141 | $1,333,000 | 21/09/2023 |
| 2 | 1c Lewisham Rd WINDSOR 3181 | $1,270,000 | 30/10/2023 |
| 3 | 6/27 Grandview Gr PRAHRAN 3181 | $1,250,000 | 22/12/2023 |

**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: 28/02/2024 15:32

# 2/36 York Street, Prahran Vic 3181

Simon Dale
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2 2 1

**Rooms:** 5
**Property Type:** House (Res)
**Land Size:** 121 sqm approx

Agent Comments

**Indicative Selling Price**
$1,230,000 - $1,300,000
**Median House Price**
December quarter 2023: $2,045,000

## Comparable Properties



**9 Ralston St SOUTH YARRA 3141 (VG)**

3 - -

**Price:** $1,333,000
**Method:** Sale
**Date:** 21/09/2023
**Property Type:** Flat/Unit/Apartment (Res)

Agent Comments

South Yarra location, 3 x bedroom, older style property, 1.64km from subject property



**1c Lewisham Rd WINDSOR 3181 (REI/VG)**

2 2 1

**Price:** $1,270,000
**Method:** Sold Before Auction
**Date:** 30/10/2023
**Property Type:** Townhouse (Res)
**Land Size:** 115 sqm approx

Agent Comments

2 x bed, 2 x bath, 1 x car, Windsor location, 0.76km, contemporary style



**6/27 Grandview Gr PRAHRAN 3181 (REI)**

2 1 1

**Price:** $1,250,000
**Method:** Private Sale
**Date:** 22/12/2023
**Property Type:** Townhouse (Res)

Agent Comments

2 x bed, 1 x bath, 1 x car, older style property, 0.8km from subject property



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