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	2/10 Lalbert Crescent, Prahran Vic 3181

Indicative selling price

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

Range between $1,250,000 & $1,350,000

Median sale price

Median price $550,000 Property Type Unit Suburb Prahran

Period - From 01/04/2024 to 30/06/2024 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	21/3 Wilks St CAULFIELD NORTH 3161	$1,300,000	21/05/2024
2	8/225 Williams Rd SOUTH YARRA 3141	$1,410,000	24/04/2024
3	4/4 Marlborough St CAULFIELD NORTH 3161	$1,260,000	03/03/2024

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: 27/08/2024 12:06

2/10 Lalbert Crescent, Prahran Vic 3181



3 2 2

Property Type: Strata Unit/Flat

Agent Comments

Indicative Selling Price
$1,250,000 - $1,350,000
Median Unit Price
June quarter 2024: $550,000

Comparable Properties



21/3 Wilks St CAULFIELD NORTH 3161 (REI/VG)

3 2 2

Price: $1,300,000
Method: Private Sale
Date: 21/05/2024
Property Type: Townhouse (Res)

Agent Comments



8/225 Williams Rd SOUTH YARRA 3141 (VG)

3 - -

Price: $1,410,000
Method: Sale
Date: 24/04/2024
Property Type: Flat/Unit/Apartment (Res)

Agent Comments



4/4 Marlborough St CAULFIELD NORTH 3161 (REI/VG)

3 1 1

Price: $1,260,000
Method: Auction Sale
Date: 03/03/2024
Property Type: Townhouse (Res)

Agent Comments

Account - Marshall White | P: 03 9822 9999

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