

# 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

20A Percy Street, Prahran Vic 3181

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$1,200,000 & \$1,300,000

### Median sale price

Median price \$1,825,000 Property Type House Suburb Prahran

Period - From 01/07/2020 to 30/06/2021 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	6/24 Green St WINDSOR 3181	\$1,360,000	27/09/2021
2	9/21 Wynnstay Rd PRAHRAN 3181	\$1,350,000	16/07/2021
3	9/11 St Edmonds Rd PRAHRAN 3181	\$1,180,000	15/05/2021

**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:

29/09/2021 16:52



2 1 1

**Rooms:** 4  
**Property Type:** House (Res)  
**Agent Comments**

**Indicative Selling Price**  
\$1,200,000 - \$1,300,000  
**Median House Price**  
Year ending June 2021: \$1,825,000

## Comparable Properties



6/24 Green St WINDSOR 3181 (REI)

**Agent Comments**

3 1 1

**Price:** \$1,360,000  
**Method:** Sold Before Auction  
**Date:** 27/09/2021  
**Property Type:** Townhouse (Single)



9/21 Wynnstay Rd PRAHRAN 3181 (REI/VG)

**Agent Comments**

2 1 2

**Price:** \$1,350,000  
**Method:** Sold Before Auction  
**Date:** 16/07/2021  
**Property Type:** Apartment



9/11 St Edmonds Rd PRAHRAN 3181 (REI/VG)

**Agent Comments**

2 2 1

**Price:** \$1,180,000  
**Method:** Auction Sale  
**Date:** 15/05/2021  
**Property Type:** Apartment

Account - Marshall White | P: 03 9822 9999 | F: 03 9824 4897