



ABERCROMBY'S

Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address
Including suburb and
postcode
12-14 Lalbert Crescent, Prahran Vic 3181

Indicative selling price

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

Range between &

Median sale price

Median price House Suburb

Period - From to Source

Comparable property sales

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
2 Alleyne Avenue, Armadale	\$1,810,000	23/06/2018
35 Woodfull Street, Prahran	\$2,000,000	16/06/2018
64 Chatsworth Road, Prahran	\$1,922,000	26/05/2018



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16 Lalbert Crescent, Prahran Vic 3181

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Range between &

Median sale price

Median price House Suburb

Period - From to Source

Comparable property sales

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Address of comparable property	Price	Date of sale
40 Murray Street, Prahran	\$3,025,000	13/08/2018
2 Mandeville Crescent, Toorak	\$2,625,000	09/07/2018
4 Leila Street, Prahran	\$2,925,000	15/06/2018