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Section 47AF of the Estate Agents Act 1980

## HOUSE Offered for Sale

13 Larnook Street Prahran VIC 3181

 3  2  1

## Indicative Selling Price

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

Range between \$1,670,000 & \$1,770,000

## Median Sale Price

\$1,390,000 Houses in Prahran between 01 Aug 2018 - 31 Jul 2019

Source: CoreLogic

## Comparable Property Sales

These are the three properties sold within two kilometres of the property for sale in the last 6 months that the estate agent or agent's representative considers to be most comparable to the property for sale.



**661 High Street Prahran VIC 3181** Sold Price **\$1,760,000** Sold Date **25-May-19**  
 3  2  2 Distance **0.39km**



**21 Bowen Street Prahran VIC 3181** Sold Price **\$1,620,000** Sold Date **11-May-19**  
 3  2  1 Distance **0.5km**



**20 Wrights Terrace Prahran VIC 3181** Sold Price <sup>RS</sup> **\$1,574,000** Sold Date **14-Jun-19**  
 3  1  1 Distance **0.75km**

RS = Recent sale UN = Undisclosed Sale

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