

**House Offered for Sale**

3 Abeckett Street Prahran VIC 3181

 3  1  1

**Indicative Selling Price**

\$1,650,000 – \$1,800,000

**Median Sale Price of Houses in Prahran between Feb 2016 - Jan 2017**

\$1,358,000 (Source: CoreLogic)

**Comparable Sales**

These are the 3 properties sold within 2 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



**36 Banole Avenue Prahran VIC 3181**

 3  1  1

**Sold Price \$1,625,000**

Sold Date 17-Dec-16

Distance 0.74km



**47 Chomley Street Prahran VIC 3181**

 3  1  1

**Sold Price \$1,620,000**

Sold Date 05-Nov-16

Distance 0.95km



**15 Bowen Street Prahran VIC 3181**

 3  2  2

**Sold Price \$1,975,000**

Sold Date 25-Mar-17

Distance 0.78km

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