### Statement of Information

# Single residential property located in the Melbourne metropolitan area

#### Section 47AF of the Estate Agents Act 1980

Price

<b>Property</b>	offered	for sale
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Address	602/25 Clifton Street, Prahran Vic 3181
Including suburb and postcode	

#### Indicative selling price

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

Range between \$490,000	&	\$530,000
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#### Median sale price

Median price	\$530,875	Pro	perty Type Ur	nit		Suburb	Prahran
Period - From	01/01/2024	to	31/12/2024	S	ource	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

Aut	areas or comparable property	1 1100	Date of Sale
1	103/27 Macquarie St PRAHRAN 3181	\$530,000	07/11/2024
2	3/6 Westbury St ST KILDA EAST 3183	\$530,000	25/10/2024
3	9/103 Osborne St SOUTH YARRA 3141	\$530,000	29/07/2024

#### 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:	20/01/2025 14:25



Date of sale











Property Type: Strata Unit/Flat

**Agent Comments** 

**Indicative Selling Price** \$490,000 - \$530,000 **Median Unit Price** Year ending December 2024: \$530,875

## Comparable Properties



103/27 Macquarie St PRAHRAN 3181 (REI/VG)





**Agent Comments** 

Price: \$530,000 Method: Private Sale Date: 07/11/2024

Property Type: Apartment



3/6 Westbury St ST KILDA EAST 3183 (REI/VG)

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**Agent Comments** 

Price: \$530,000 Method: Private Sale Date: 25/10/2024

Property Type: Apartment



9/103 Osborne St SOUTH YARRA 3141 (REI/VG)



Price: \$530,000

Method: Sold Before Auction

Date: 29/07/2024

Property Type: Apartment

**Agent Comments** 

Account - Melbourne RE | P: 03 9829 2900 | F: 03 9829 2951





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