## 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

122/15 Clifton Street, Prahran Vic 3181

#### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting										
Range betweer	\$330,000		&		\$360,000					
Median sale p	rice									
Median price	\$532,000	Pro	operty Type	Unit			Suburb	Prahran		
Period - From	10/01/2024	to	09/01/2025		So	urce	Property	/ Data		

#### 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.

Add	dress of comparable property	Price	Date of sale
1	219/15 Clifton St PRAHRAN 3181	\$365,000	21/12/2024
2	111/201 High St PRAHRAN 3181	\$366,000	16/11/2024
3	426/15 Clifton St PRAHRAN 3181	\$380,000	25/07/2024

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:

10/01/2025 12:40





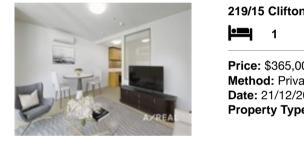




Property Type: Apartment Agent Comments

**Indicative Selling Price** \$330,000 - \$360,000 **Median Unit Price** 10/01/2024 - 09/01/2025: \$532,000

# **Comparable Properties**



219/15 Clifton St PRAHRAN 3181 (REI) 1 1

Price: \$365,000 Method: Private Sale Date: 21/12/2024 Property Type: Apartment

111/201 High St PRAHRAN 3181 (REI/VG)



Price: \$366,000 Method: Private Sale Date: 16/11/2024 Property Type: Apartment

426/15 Clifton St PRAHRAN 3181 (REI/VG)

1

1

Agent Comments

Agent Comments

Agent Comments

Price: \$380,000 Method: Private Sale Date: 25/07/2024 Property Type: Apartment

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



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