## Statement of Information Single residential property located in the Melbourne metropolitan area

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

#### Property offered for sale

Including suburb and postcode

Address 304/15 Clifton Street, Prahran Vic 3181

#### Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au/	/underquot	ting		
Range betwee	\$450,000		&		\$475,000			
Median sale p	rice							
Median price	\$557,750	Pro	operty Type	Unit			Suburb	Prahran
Period - From	01/10/2024	to	31/12/2024		So	urce	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.

Ade	dress of comparable property	Price	Date of sale
1	202/25 Clifton St PRAHRAN 3181	\$490,000	30/10/2024
2	1104/15 Clifton St PRAHRAN 3181	\$473,000	07/09/2024
3	703/15 Clifton St PRAHRAN 3181	\$460,000	12/08/2024

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:

05/02/2025 15:06









Property Type: Apartment/Unit Agent Comments

**Indicative Selling Price** \$450,000 - \$475,000 **Median Unit Price** December quarter 2024: \$557,750

# **Comparable Properties**



2 1 1 Price: \$490,000

202/25 Clifton St PRAHRAN 3181 (REI/VG)

Method: Private Sale Date: 30/10/2024 Property Type: Apartment

1104/15 Clifton St PRAHRAN 3181 (REI/VG)



Price: \$473,000 Method: Private Sale Date: 07/09/2024 Property Type: Apartment

703/15 Clifton St PRAHRAN 3181 (REI/VG)

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Agent Comments

Agent Comments

Agent Comments

Price: \$460,000 Method: Private Sale Date: 12/08/2024 Property Type: Apartment

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



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