Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

\$480,000

Property offered for sale

201/201 High Street, Prahran Vic 3181

Indicative selling price

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

Range between \$450,000 & \$470,000	Range between	\$450,000	&	\$470,000
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Median sale price

Median price	\$601,000	Pro	perty Type U	nit		Suburb	Prahran
Period - From	01/07/2023	to	30/09/2023	Sc	ource	REIV	

Comparable property sales (*Delete A or B below as applicable)

204/15 Clifton St PRAHRAN 3181

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	219/32 Bray St SOUTH YARRA 3141	\$495,000	30/05/2023
2	403/25 Clifton St PRAHRAN 3181	\$490,000	22/08/2023

OR

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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:	27/11/2023 11:55



22/06/2023



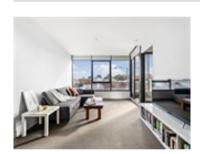




Property Type: Apartment **Agent Comments**

Indicative Selling Price \$450,000 - \$470,000 **Median Unit Price** September quarter 2023: \$601,000

Comparable Properties



219/32 Bray St SOUTH YARRA 3141 (REI/VG)

Price: \$495,000 Method: Private Sale Date: 30/05/2023

Property Type: Apartment

Agent Comments







Price: \$490,000 Method: Private Sale Date: 22/08/2023

Property Type: Apartment

Agent Comments



204/15 Clifton St PRAHRAN 3181 (REI/VG)





Price: \$480.000 Method: Private Sale Date: 22/06/2023

Property Type: Apartment

Agent Comments

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



