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

5/69 York Street, Prahran Vic 3181

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting								
Range between	\$290,000	&	\$319,000					
Median sale price*								
Median price		Property Type		Suburb Prahran				
Period - From		to	Source					

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.

Ad	dress of comparable property	Price	Date of sale
1	504/1 Mount St PRAHRAN 3181	\$305,000	29/10/2024
2	403/7 King St PRAHRAN 3181	\$310,000	27/09/2024
3	401/22 Chatham St PRAHRAN 3181	\$295,000	21/08/2024

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:

10/12/2024 09:15

* When this Statement of Information was prepared, publicly available information providing median sale prices of residential property in the suburb or locality in which the property offered for sale is situated, and our sales records (if any), did not provide a median sale price that met the requirements of section 47AF (2)(b) of the Estate Agents Act 1980.



5/69 York Street, Prahran Vic 3181







Property Type: Apartment Agent Comments

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> Indicative Selling Price \$290,000 - \$319,000 No median price available

Comparable Properties

504/1 Mount St PRAHRAN 3181 (REI/VG)	Agent Comments	
Price: \$305,000 Method: Private Sale Date: 29/10/2024 Property Type: Unit		
403/7 King St PRAHRAN 3181 (REI/VG) 1 ↓ 1 ↓ - Price: \$310,000 Method: Private Sale Date: 27/09/2024 Rooms: 2 Property Type: Apartment	Agent Comments	
401/22 Chatham St PRAHRAN 3181 (REI/VG) 1 1 1 1 - Price: \$295,000 Method: Private Sale Date: 21/08/2024 Property Type: Apartment	Agent Comments	

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