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 5/30 Williams Road, Prahran Vic 3181

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting										
Single pric	e \$638,000									
Median sale p	rice									
Median price	\$610,000	Pro	operty Type Uni	t		Suburb	Prahran			
Period - From	01/01/2021	to	31/03/2021	Sou	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	8/10 Williams Rd PRAHRAN 3181	\$631,000	29/04/2021
2	2/43 Williams Rd PRAHRAN 3181	\$630,000	30/04/2021
3	12/10 Williams Rd PRAHRAN 3181	\$604,000	20/02/2021

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:

17/05/2021 12:23







Property Type: Apartment Agent Comments

Indicative Selling Price \$638,000 Median Unit Price March quarter 2021: \$610,000

Comparable Properties



8/10 Williams Rd PRAHRAN 3181 (REI)



Price: \$631,000 Method: Sold Before Auction Date: 29/04/2021 Property Type: Apartment

2/43 Williams Rd PRAHRAN 3181 (REI)



Agent Comments

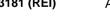
Agent Comments



Price: \$630,000 Method: Sold Before Auction Date: 30/04/2021 Property Type: Apartment

12/10 Williams Rd PRAHRAN 3181 (REI)

6 1



Agent Comments



Price: \$604,000 Method: Auction Sale Date: 20/02/2021 Property Type: Apartment

2

Account - Biggin & Scott | P: 9520 9000 | F: 9533 6140





The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.