

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

101/12 ANCHOR PLACE PRAHRAN VIC 3181

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$590,000

&

\$630,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$610,000

Property type

Unit

Suburb

Prahran

Period-from

01 Jun 2021

to

31 May 2022

Source

Corelogic

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 6 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property

Price

Date of sale

303/10 HILLINGDON PLACE PRAHRAN VIC 3181	\$645,000	15-Dec-21
305/10 HILLINGDON PLACE PRAHRAN VIC 3181	\$593,500	13-Dec-21
15/32-34 THE AVENUE WINDSOR VIC 3181	\$620,000	23-Feb-22

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 6 months.~~

This Statement of Information was prepared on: 03 June 2022

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**303/10 HILLINGDON PLACE
PRAHRAN VIC 3181**

2 1 1

Sold Price **\$645,000** Sold Date **15-Dec-21**

Distance -



**305/10 HILLINGDON PLACE
PRAHRAN VIC 3181**

2 1 1

Sold Price **\$593,500** Sold Date **13-Dec-21**

Distance -



**15/32-34 THE AVENUE WINDSOR
VIC 3181**

2 1 1

Sold Price **\$620,000** Sold Date **23-Feb-22**

Distance **0.56km**

RS = Recent sale

UN = Undisclosed Sale

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