Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property	offered	for sale
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Address	76/8 Perth Street, Prahran Vic 3181
Including suburb and	
postcode	

Indicative selling price

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

Median sale price

Median price	\$601,000	Pro	perty Type	Unit		Suburb	Prahran
Period - From	01/07/2023	to	30/09/2023		Source	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.

Address of comparable property

Add	dress of comparable property	Price	Date of sale
1	5/15 Wrexham Rd WINDSOR 3181	\$665,000	25/11/2023
2	5/2 Rae Ct PRAHRAN 3181	\$675,500	14/10/2023
3	15/27 Kensington Rd SOUTH YARRA 3141	\$680,000	02/10/2023

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	28/11/2023 15:11





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Indicative Selling Price \$650,000 - \$700,000 Median Unit Price September quarter 2023: \$601,000



Property Type: Apartment Agent Comments

Comparable Properties



5/15 Wrexham Rd WINDSOR 3181 (REI)

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Price: \$665,000 Method: Auction Sale Date: 25/11/2023

Property Type: Unit

Agent Comments



5/2 Rae Ct PRAHRAN 3181 (REI)

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Price: \$675,500 Method: Private Sale Date: 14/10/2023 Property Type: Unit **Agent Comments**



15/27 Kensington Rd SOUTH YARRA 3141

(REI)

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Price: \$680,000 **Method:** Private Sale **Date:** 02/10/2023

Property Type: Apartment

Agent Comments





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