

# 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

404/12 Anchor Place, Prahran Vic 3181

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between

\$740,000

&

\$810,000

### Median sale price

Median price

\$610,000

Property Type

Unit

Suburb

Prahran

Period - From

01/01/2021

to

31/03/2021

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	Price	Date of sale
1	18/28 Porter St PRAHRAN 3181	\$760,000	31/03/2021
2	10/201 Dandenong Rd WINDSOR 3181	\$760,000	20/03/2021
3	105/220 Commercial Rd PRAHRAN 3181	\$740,000	08/04/2021

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:

10/05/2021 15:46



2 1 1

**Property Type:** Apartment  
**Agent Comments**

**Indicative Selling Price**  
\$740,000 - \$810,000  
**Median Unit Price**  
March quarter 2021: \$610,000

## Comparable Properties



**18/28 Porter St PRAHRAN 3181 (REI)**

**Agent Comments**

2 1 1

**Price:** \$760,000  
**Method:** Auction Sale  
**Date:** 31/03/2021  
**Property Type:** Apartment



**10/201 Dandenong Rd WINDSOR 3181 (REI)**

**Agent Comments**

2 1 1

**Price:** \$760,000  
**Method:** Auction Sale  
**Date:** 20/03/2021  
**Property Type:** Apartment



**105/220 Commercial Rd PRAHRAN 3181 (REI)**

**Agent Comments**

2 1 1

**Price:** \$740,000  
**Method:** Sold Before Auction  
**Date:** 08/04/2021  
**Property Type:** Apartment