

## 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

605/15 CLIFTON STREET PRAHRAN VIC 3181

### Indicative selling price

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

Single Price

or range  
between

\$260,000

&

\$285,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$518,000

Property type

Unit

Suburb

Prahran

Period-from

01 Feb 2023

to

31 Jan 2024

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

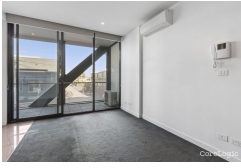
Date of sale

117/87 HIGH STREET PRAHRAN VIC 3181	\$270,000	21-Aug-23
101/25 CLIFTON STREET PRAHRAN VIC 3181	\$274,000	07-Sep-23
301/1A YARRA STREET SOUTH YARRA VIC 3141	\$280,000	30-Nov-23

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: 06 February 2024



**117/87 HIGH STREET PRAHRAN VIC 3181** Sold Price **\$270,000** Sold Date **21-Aug-23**

1 1 -

Distance **0.5km**



**101/25 CLIFTON STREET PRAHRAN VIC 3181** Sold Price **\$274,000** Sold Date **07-Sep-23**

1 1 -

Distance **0.06km**



**301/1A YARRA STREET SOUTH YARRA VIC 3141** Sold Price <sup>RS</sup> **\$280,000** Sold Date **30-Nov-23**

1 1 -

Distance **1.42km**

RS = Recent sale

UN = Undisclosed Sale

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