

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

1/64A Williams Road, Prahran Vic 3181

Indicative selling price

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

Single price

\$730,000

Median sale price

Median price

\$505,000

Property Type

Unit

Suburb

Prahran

Period - From

01/01/2023

to

31/12/2023

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	Price	Date of sale
1	4/2 Maple Gr TOORAK 3142	\$750,000	27/11/2023
2	7/16 Charnwood Rd ST KILDA 3182	\$748,000	02/03/2024
3	82/108 Greville St PRAHRAN 3181	\$732,000	15/02/2024

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:

02/04/2024 16:46



 2  1 

Property Type: Apartment

Agent Comments

Indicative Selling Price

\$730,000

Median Unit Price

Year ending December 2023: \$505,000

Comparable Properties



4/2 Maple Gr TOORAK 3142 (REI/VG)

Agent Comments

 2  1  -

Price: \$750,000

Method: Sold Before Auction

Date: 27/11/2023

Property Type: Unit



7/16 Charnwood Rd ST KILDA 3182 (REI)

Agent Comments

 2  1  -

Price: \$748,000

Method: Private Sale

Date: 02/03/2024

Property Type: Apartment



82/108 Greville St PRAHRAN 3181 (REI/VG)

Agent Comments

 3  1  1

Price: \$732,000

Method: Sold Before Auction

Date: 15/02/2024

Property Type: Apartment

Account - Woodards | P: 03 9866 4411 | F: 03 9866 4504