Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Price

Property	offered	for sale
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Address Including suburb and postcode	

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	Pro	perty Type	Jnit		Suburb	Prahran
Period - From	01/01/2023	to	31/12/2023	9	ource	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

Aut	areas or comparable property	1 1100	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



Date of sale











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)

2





Price: \$750,000

Method: Sold Before Auction

Date: 27/11/2023 Property Type: Unit **Agent Comments**



7/16 Charnwood Rd ST KILDA 3182 (REI)

---| 2







Price: \$748,000 Method: Private Sale Date: 02/03/2024

Property Type: Apartment

Agent Comments



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

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Price: \$732.000

Method: Sold Before Auction

Date: 15/02/2024

Property Type: Apartment

Agent Comments

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





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