

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 26/17 Macquarie Street, Prahran, VIC 3181

Indicative selling price

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

Single Price \$119,990

Median sale price

Median price \$610,000 Property Type Apartment Suburb Prahran (3181)

Period - From 01/04/2021 to 31/03/2022 Source Corelogic

Comparable property sales

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
33/17 MACQUARIE STREET, PRAHRAN VIC 3181	\$1,113,000	21/12/2021
303/42 PORTER STREET, PRAHRAN VIC 3181	\$132,000	04/02/2022
405/60 GARDEN STREET, SOUTH YARRA VIC 3141	\$126,000	08/02/2022

This Statement of Information was prepared on: 07/06/2022