

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

4/10 Williams Road, Prahran Vic 3181

Indicative selling price

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

Range between

\$600,000

&

\$660,000

Median sale price

Median price

\$587,500

Property Type

Unit

Suburb

Prahran

Period - From

01/01/2022

to

31/12/2022

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	6/641 Malvern Rd TOORAK 3142	\$660,000	18/02/2023
2	6/14 Wrexham Rd WINDSOR 3181	\$649,000	22/10/2022
3	17/10 Williams Rd PRAHRAN 3181	\$630,000	06/12/2022

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:

27/03/2023 16:42

4/10 Williams Road, Prahran Vic 3181

WHITEFOX

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Indicative Selling Price

\$600,000 - \$660,000

Median Unit Price

Year ending December 2022: \$587,500



2 1 1

Property Type: Apartment

Agent Comments

Comparable Properties



6/641 Malvern Rd TOORAK 3142 (REI)

Agent Comments

2 1 1

Price: \$660,000

Method: Auction Sale

Date: 18/02/2023

Property Type: Apartment



6/14 Wrexham Rd WINDSOR 3181 (VG)

Agent Comments

2 - -

Price: \$649,000

Method: Sale

Date: 22/10/2022

Property Type: Strata Unit/Flat



17/10 Williams Rd PRAHRAN 3181 (VG)

Agent Comments

2 - -

Price: \$630,000

Method: Sale

Date: 06/12/2022

Property Type: Strata Unit/Flat

Account - Whitefox Real Estate | P: 96459699



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