

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

3/11 Miller Street, Prahran Vic 3181

Indicative selling price

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

Single price

\$1,500,000

Median sale price

Median price

\$1,358,500

Property Type

Townhouse

Suburb

Prahran

Period - From

02/09/2022

to

01/09/2023

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	1/7 Hughenden Rd ST KILDA EAST 3183	\$1,500,000	20/08/2023
2			
3			

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:

02/09/2023 17:06



3 2 2

Property Type: Townhouse
(Single)

Agent Comments

Indicative Selling Price

\$1,500,000

Median Townhouse Price

02/09/2022 - 01/09/2023: \$1,358,500

Comparable Properties



1/7 Hughenden Rd ST KILDA EAST 3183 (REI) **Agent Comments**

3 2 2

Price: \$1,500,000

Method: Auction Sale

Date: 20/08/2023

Property Type: Townhouse (Res)

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.

Account - Besser & Co EA | P: 03 9531 1000 | F: 03 9531 4000