## Statement of Information

## Single residential property located in the Melbourne metropolitan area

### Section 47AF of the Estate Agents Act 1980

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Address	606/87 High Street, Prahran Vic 3181
Including suburb and	
postcode	
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#### Indicative selling price

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

Range between \$750,000 & \$820,000	Range between	\$750,000	&	\$820,000
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#### Median sale price

Median price	\$569,000	Pro	perty Type	Unit		Suburb	Prahran
Period - From	01/07/2019	to	30/06/2020		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

Add	dress of comparable property	Price	Date of sale
1	1006/480 St Kilda Rd MELBOURNE 3004	\$820,000	24/03/2020
2	301/1 Chapel Mews SOUTH YARRA 3141	\$805,000	06/06/2020
3	6G/499 St Kilda Rd MELBOURNE 3004	\$800,000	10/03/2020

#### OR

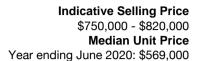
**B**\* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	20/08/2020 09:28





Tom McCarthy 0418 326 897 tmccarthy@bigginscott.com.au





2 2 2

Property Type: Penthouse (Res)

Agent Comments

# Comparable Properties



1006/480 St Kilda Rd MELBOURNE 3004 (REI/VG)

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**—** 2

**Price:** \$820,000 **Method:** Private Sale **Date:** 24/03/2020

Rooms: 4

Property Type: Apartment

**Agent Comments** 

Agent Comments



301/1 Chapel Mews SOUTH YARRA 3141

(REI/VG)

2





Price: \$805,000

**Method:** Sale by Tender **Date:** 06/06/2020

Property Type: Apartment



6G/499 St Kilda Rd MELBOURNE 3004

(REI/VG)

**=**| 2





**Price:** \$800,000 **Method:** Private Sale **Date:** 10/03/2020

Rooms: 4

Property Type: Unit

**Agent Comments** 

Account - Biggin & Scott | P: 9520 9000 | F: 9533 6140



