

# Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

## Property offered for sale

Address  
Including suburb and  
postcode H109/201-209 High St, Prahran VIC 3181

## Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single price \$425,000 or range between - & -

## Median sale price

(\*Delete house or unit as applicable)

Median price \$575,000 \*House ☐ \*Unit ☒ Suburb Prahran  
Period - From 01/07/2020 to 30/09/2020 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 considers to be most comparable to the property for sale.

Address of comparable property	Price	Date of sale
4/3K Union St, MELBOURNE 3004	\$430,000	19/10/2020
204/8 Garden St, SOUTH YARRA 3141	\$427,000	27/10/2020
716/31 Grattan St, PRAHRAN 3181	\$425,000	13/11/2020

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: 26/11/2020