

# 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

3/8 Charles Street, Prahran Vic 3181

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$600,000 & \$650,000

### Median sale price

Median price \$573,750 Property Type Unit Suburb Prahran

Period - From 01/01/2024 to 31/03/2024 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.

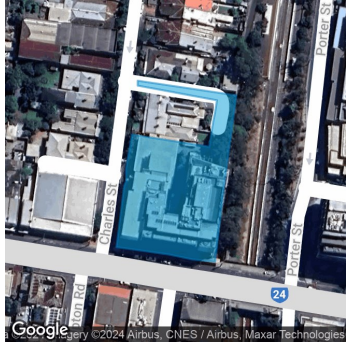
|   | Address of comparable property     | Price     | Date of sale |
|---|------------------------------------|-----------|--------------|
| 1 | 208/1 Mount St PRAHRAN 3181        | \$640,000 | 05/01/2024   |
| 2 | 602/3 Chapel Mews SOUTH YARRA 3141 | \$650,000 | 18/01/2024   |
| 3 | 106/16 Porter St PRAHRAN 3181      | \$666,000 | 03/02/2024   |

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:

16/04/2024 12:23



**Property Type:** Apartment

Agent Comments

## Comparable Properties



**208/1 Mount St PRAHRAN 3181 (REI/VG)**

Agent Comments



**Price:** \$640,000

**Method:** Private Sale

**Date:** 05/01/2024

**Property Type:** Apartment



**602/3 Chapel Mews SOUTH YARRA 3141 (REI/VG)**

Agent Comments



**Price:** \$650,000

**Method:** Sold Before Auction

**Date:** 18/01/2024

**Property Type:** Apartment



**106/16 Porter St PRAHRAN 3181 (REI/VG)**

Agent Comments



**Price:** \$666,000

**Method:** Auction Sale

**Date:** 03/02/2024

**Property Type:** Unit