Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb and postcode

Address 8/115 York Street, Prahran Vic 3181

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au	/underquot	ting		
Range betwee	\$375,000		&		\$410,000	C		
Median sale p	rice							
Median price	\$550,000	Pro	operty Type	Unit			Suburb	Prahran
Period - From	01/04/2023	to	31/03/2024		So	urce	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.

Ade	dress of comparable property	Price	Date of sale
1	12/388 Toorak Rd SOUTH YARRA 3141	\$415,000	14/05/2024
2	24/603 High St PRAHRAN 3181	\$415,000	19/04/2024
3	18/213 Williams Rd SOUTH YARRA 3141	\$395,000	09/05/2024

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:

20/05/2024 10:03









Property Type: Apartment Agent Comments

Lauchlan Waterfield 03 9509 0411 0422 290 489 lauchlan.waterfield@belleproperty.com

> **Indicative Selling Price** \$375,000 - \$410,000 **Median Unit Price** Year ending March 2024: \$550,000

Comparable Properties



12/388 Toorak Rd SOUTH YARRA 3141 (REI) Agent Comments



Property Type: Unit

Price: \$415,000 Method: Private Sale Date: 14/05/2024

1

24/603 High St PRAHRAN 3181 (REI)

1

Agent Comments



Price: \$415,000 Method: Sold Before Auction



Date: 19/04/2024 Property Type: Unit

18/213 Williams Rd SOUTH YARRA 3141 (REI) Agent Comments



Price: \$395.000 Method: Private Sale Date: 09/05/2024 Property Type: Apartment

Account - Belle Property Armadale | P: 03 9509 0411 | F: 9500 9525





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