

# 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

402/25 Clifton 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)

Single price

\$525,000

### Median sale price

Median price

\$590,000

Property Type

Unit

Suburb

Prahran

Period - From

01/01/2019

to

31/12/2019

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	6/17 Ellesmere Rd WINDSOR 3181	\$530,000	01/02/2020
2	3/28 Mathoura Rd TOORAK 3142	\$525,000	02/12/2019
3	404/25 Clifton St PRAHRAN 3181	\$511,000	25/09/2019

**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:

27/02/2020 11:51

James Burne

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0434 288 066

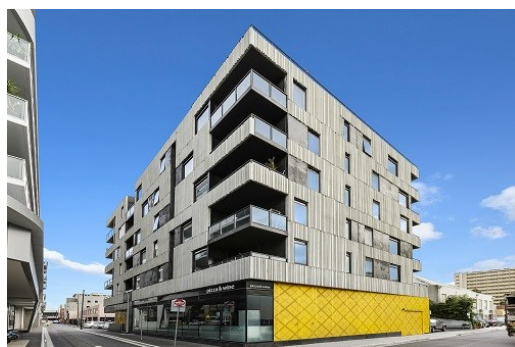
jburne@biggin Scott.com.au

**Indicative Selling Price**

\$525,000

**Median Unit Price**

Year ending December 2019: \$590,000



2 1 1

**Property Type:** Apartment

**Agent Comments**

## Comparable Properties



**6/17 Ellesmere Rd WINDSOR 3181 (REI)**

**Agent Comments**

2 1 1

**Price:** \$530,000

**Method:** Private Sale

**Date:** 01/02/2020

**Property Type:** Apartment



**3/28 Mathoura Rd TOORAK 3142 (REI)**

**Agent Comments**

2 1 1

**Price:** \$525,000

**Method:** Sale by Tender

**Date:** 02/12/2019

**Property Type:** Apartment



**404/25 Clifton St PRAHRAN 3181 (REI/VG)**

**Agent Comments**

2 1 1

**Price:** \$511,000

**Method:** Sale by Tender

**Date:** 25/09/2019

**Property Type:** Apartment