

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

305/7 King Street, Prahran Vic 3181

Indicative selling price

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

Single price

\$369,000

Median sale price

Median price

\$630,500

Property Type

Unit

Suburb

Prahran

Period - From

01/04/2021

to

30/06/2021

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	905/12 Yarra St SOUTH YARRA 3141	\$380,000	10/05/2021
2	1006/568 St Kilda Rd MELBOURNE 3004	\$375,000	03/05/2021
3	417/77 River St SOUTH YARRA 3141	\$365,000	01/03/2021

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:

01/08/2021 21:38

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Indicative Selling Price

\$369,000

Median Unit Price

June quarter 2021: \$630,500



Property Type: Apartment

Agent Comments

Comparable Properties



905/12 Yarra St SOUTH YARRA 3141 (REI/VG) Agent Comments



Price: \$380,000

Method: Private Sale

Date: 10/05/2021

Property Type: Apartment



1006/568 St Kilda Rd MELBOURNE 3004 (REI) Agent Comments



Price: \$375,000

Method: Private Sale

Date: 03/05/2021

Property Type: Apartment



417/77 River St SOUTH YARRA 3141 (REI/VG) Agent Comments



Price: \$365,000

Method: Private Sale

Date: 01/03/2021

Property Type: Apartment