### 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

103/139 York Street, Prahran Vic 3181

#### Indicative selling price

| For the meaning | of this price see | cons | sumer.vic.go | v.au/ | underquot | ing  |        |         |
|-----------------|-------------------|------|--------------|-------|-----------|------|--------|---------|
| Range betweer   | n \$410,000       |      | &            |       | \$450,000 |      |        |         |
| Median sale pr  | rice              |      |              |       |           |      |        |         |
| Median price    | \$620,000         | Pro  | operty Type  | Unit  |           |      | Suburb | Prahran |
| Period - From   | 01/07/2021        | to   | 30/06/2022   |       | 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   | 605/25 Wilson St SOUTH YARRA 3141  | \$450,000 | 04/08/2022   |
| 2   | 106/28 Mount St PRAHRAN 3181       | \$430,000 | 24/08/2022   |
| 3   | 1403/3-5 St Kilda Rd ST KILDA 3182 | \$410,000 | 02/09/2022   |

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:

13/10/2022 09:36



## BigginScott<sup>\*</sup>

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Property Type: Apartment Agent Comments

**Indicative Selling Price** \$410,000 - \$450,000 **Median Unit Price** Year ending June 2022: \$620,000

# **Comparable Properties**





605/25 Wilson St SOUTH YARRA 3141 (REI/VG)



Price: \$450,000 Method: Private Sale Date: 04/08/2022 Property Type: Apartment Agent Comments Modern block, similar accommodation

106/28 Mount St PRAHRAN 3181 (REI)

1403/3-5 St Kilda Rd ST KILDA 3182 (REI)

**6** 1 1

Price: \$430,000 Method: Private Sale Date: 24/08/2022 Property Type: Apartment Agent Comments Modern block, similar accommodation



Price: \$410.000

**1** 

Method: Private Sale Date: 02/09/2022 Property Type: Apartment Agent Comments

Modern block, similar accommodation, main road

Account - Biggin & Scott | P: 9520 9000 | F: 9533 6140



propertydata

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