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



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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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