

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

3/327 Dandenong Road, Prahran Vic 3181

Indicative selling price

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

Range between

\$590,000

&

\$630,000

Median sale price

Median price

\$601,000

Property Type

Unit

Suburb

Prahran

Period - From

01/07/2023

to

30/09/2023

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	207/471 Malvern Rd SOUTH YARRA 3141	\$630,000	05/08/2023
2	102/523 Dandenong Rd ARMADALE 3143	\$620,000	24/07/2023
3	611/15 Clifton St PRAHRAN 3181	\$601,000	09/09/2023

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:

31/10/2023 12:01



2
 2
 1

Property Type: Apartment

Agent Comments

Indicative Selling Price

\$590,000 - \$630,000

Median Unit Price

September quarter 2023: \$601,000

Comparable Properties



207/471 Malvern Rd SOUTH YARRA 3141 (REI/VG)

Agent Comments

2
 2
 1

Price: \$630,000

Method: Private Sale

Date: 05/08/2023

Property Type: Apartment



102/523 Dandenong Rd ARMADALE 3143 (REI/VG)

Agent Comments

2
 2
 1

Price: \$620,000

Method: Private Sale

Date: 24/07/2023

Property Type: Apartment



611/15 Clifton St PRAHRAN 3181 (REI/VG)

Agent Comments

2
 2
 1

Price: \$601,000

Method: Auction Sale

Date: 09/09/2023

Property Type: Unit