

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

8/11 Mount Street Prahran VIC 3181

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

\$839,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$520,500

Property type

Unit

Suburb

Prahran

Period-from

01 Oct 2018

to

30 Sep 2019

Source

Corelogic

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 6 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

2/168 High Street Windsor VIC 3181	\$886,500	01-Aug-19
510/31 Grattan Street Prahran VIC 3181	\$739,950	16-Apr-19
15/399 Toorak Road South Yarra VIC 3141	\$840,000	02-Jun-19

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 6 months.~~

This Statement of Information was prepared on: 14 October 2019



2/168 High Street Windsor VIC 3181 Sold Price **\$886,500** Sold Date **01-Aug-19**

 2  2  1

Distance **0.16km**



510/31 Grattan Street Prahran VIC 3181 Sold Price **\$739,950** Sold Date **16-Apr-19**

 2  2  1

Distance **0.65km**



15/399 Toorak Road South Yarra VIC 3141 Sold Price **\$840,000** Sold Date **02-Jun-19**

 2  2  1

Distance **1.45km**

RS = Recent sale

UN = Undisclosed Sale

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