

# 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

1/14 Miller Street, Prahran Vic 3181

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$480,000

&

\$520,000

### Median sale price

Median price \$589,000

Property Type Unit

Suburb Prahran

Period - From 01/04/2020

to 31/03/2021

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	1/13a Lewisham Rd WINDSOR 3181	\$520,000	01/04/2021
2	12/432 Punt Rd SOUTH YARRA 3141	\$510,000	22/03/2021
3	22/40 Upton Rd WINDSOR 3181	\$509,000	20/03/2021

**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:

21/05/2021 16:31



 2  1  1

**Property Type:** Apartment

**Agent Comments**

## Comparable Properties



**1/13a Lewisham Rd WINDSOR 3181 (REI/VG)**

**Agent Comments**

 2  1  1

**Price:** \$520,000

**Method:** Sold Before Auction

**Date:** 01/04/2021

**Property Type:** Apartment



**12/432 Punt Rd SOUTH YARRA 3141 (REI)**

**Agent Comments**

 2  1  1

**Price:** \$510,000

**Method:** Sold Before Auction

**Date:** 22/03/2021

**Property Type:** Apartment



**22/40 Upton Rd WINDSOR 3181 (REI/VG)**

**Agent Comments**

 2  1  1

**Price:** \$509,000

**Method:** Sold Before Auction

**Date:** 20/03/2021

**Property Type:** Apartment