

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

405/1 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

\$335,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$555,000

Property type

Unit

Suburb

Prahran

Period-from

01 Jul 2023

to

30 Jun 2024

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

301/1 MOUNT STREET PRAHRAN VIC 3181	\$335,000	22-Sep-23
14/2 KING STREET PRAHRAN VIC 3181	\$329,000	13-Jul-23
112/22 CHATHAM STREET PRAHRAN VIC 3181	\$325,000	12-Feb-24

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: 15 July 2024

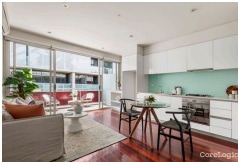


301/1 MOUNT STREET PRAHRAN VIC 3181

Sold Price **\$335,000** Sold Date **22-Sep-23**

1 1 -

Distance **0km**



14/2 KING STREET PRAHRAN VIC 3181

Sold Price **\$329,000** Sold Date **13-Jul-23**

1 1 -

Distance **0.25km**



112/22 CHATHAM STREET PRAHRAN VIC 3181

Sold Price **\$325,000** Sold Date **12-Feb-24**

1 1 -

Distance **0.37km**

RS = Recent sale

UN = Undisclosed Sale

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