

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

6/25 Macquarie Street, Prahran Vic 3181

Indicative selling price

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

Range between \$650,000 & \$715,000

Median sale price

Median price \$573,000 Property Type Unit Suburb Prahran

Period - From 01/10/2019 to 30/09/2020 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	5/33 Prentice St ST KILDA EAST 3183	\$680,000	11/07/2020
2	402/13 Wellington St ST KILDA 3182	\$670,000	23/05/2020
3	75/8 Perth St PRAHRAN 3181	\$652,000	05/08/2020

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:

21/10/2020 07:45

Phoebe Hnarakis

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Indicative Selling Price

\$650,000 - \$715,000

Median Unit Price

Year ending September 2020: \$573,000



2 1 1

Property Type: Apartment

Agent Comments

Comparable Properties



5/33 Prentice St ST KILDA EAST 3183 (REI/VG) **Agent Comments**

2 1 1

Price: \$680,000

Method: Sold Before Auction

Date: 11/07/2020

Property Type: Apartment

402/13 Wellington St ST KILDA 3182 (VG)

Agent Comments

2 - -

Price: \$670,000

Method: Sale

Date: 23/05/2020

Property Type: Strata Unit/Flat



75/8 Perth St PRAHRAN 3181 (REI/VG)

Agent Comments

2 1 1

Price: \$652,000

Method: Sale by Tender

Date: 05/08/2020

Property Type: Apartment