

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

7/317 Dandenong Road, Prahran Vic 3181

Indicative selling price

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

Single price \$469,000

Median sale price

Median price \$625,000

Property Type Unit

Suburb Prahran

Period - From 01/07/2020

to 30/06/2021

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	8/317 Dandenong Rd PRAHRAN 3181	\$470,000	19/06/2021
2	103/36 Porter St PRAHRAN 3181	\$460,000	20/07/2021
3			

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:

04/10/2021 17:30

7/317 Dandenong Road, Prahran Vic 3181



Nicholas Kaine

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Indicative Selling Price

\$469,000

Median Unit Price

Year ending June 2021: \$625,000



 1  1  1

Property Type: Apartment

Agent Comments

Comparable Properties



8/317 Dandenong Rd PRAHRAN 3181 (VG)

Agent Comments

 1  -  -

Price: \$470,000

Method: Sale

Date: 19/06/2021

Property Type: Strata Unit/Flat



103/36 Porter St PRAHRAN 3181 (REI)

Agent Comments

 1  1  1

Price: \$460,000

Method: Private Sale

Date: 20/07/2021

Property Type: Apartment

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.

Account - Biggin & Scott | P: 9520 9000 | F: 9533 6140



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