

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

18/603 High Street, Prahran Vic 3181

Indicative selling price

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

Range between

\$250,000

&

\$270,000

Median sale price

Median price

\$630,000

Property Type

Unit

Suburb

Prahran

Period - From

01/01/2021

to

31/12/2021

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	21/14 Tivoli Rd SOUTH YARRA 3141	\$290,000	24/12/2021
2	13/250 Dandenong Rd ST KILDA EAST 3183	\$290,000	30/11/2021
3	40/6 Williams Rd PRAHRAN 3181	\$255,000	26/09/2021

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:

22/02/2022 15:57

18/603 High Street, Prahran Vic 3181



Phoebe Hnarakis

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Indicative Selling Price

\$250,000 - \$270,000

Median Unit Price

Year ending December 2021: \$630,000



 1  1  0

Property Type: Apartment

Agent Comments

Comparable Properties



21/14 Tivoli Rd SOUTH YARRA 3141 (REI/VG)

Agent Comments

 1  1  1

Price: \$290,000

Method: Private Sale

Date: 24/12/2021

Property Type: Apartment



13/250 Dandenong Rd ST KILDA EAST 3183 (REI/VG)

Agent Comments

 1  1  1

Price: \$290,000

Method: Private Sale

Date: 30/11/2021

Property Type: Apartment



40/6 Williams Rd PRAHRAN 3181 (REI/VG)

Agent Comments

 1  1  1

Price: \$255,000

Method: Private Sale

Date: 26/09/2021

Property Type: Apartment

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



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