

# 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 12/297 Dandenong Road, 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 \$520,000 & \$560,000

### Median sale price

Median price \$631,000 Property type Unit Suburb Prahran

Period - From 01/04/2021 to 30/06/2021 Source REIV

### Comparable property sales

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
27/327 Orrong Road, St Kilda East	\$550,000	09/07/2021
5/6 Lambert Road, Toorak	\$540,000	26/06/2021
12/1 Ruabon Road, Toorak	\$540,000	09/04/2021

This Statement of Information was prepared on: 22 September 2021