

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

209/15 Clifton Street, Prahran Vic 3181

Indicative selling price

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

Range between \$340,000

&

\$360,000

Median sale price

Median price \$630,500

Property Type Unit

Suburb Prahran

Period - From 01/04/2021

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	28/174 Peel St WINDSOR 3181	\$345,000	16/04/2021
2	308/22 Chatham St PRAHRAN 3181	\$350,000	22/05/2021
3	705/7 King St PRAHRAN 3181	\$376,800	26/04/2021

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:

10/09/2021 17:56

Lauchlan Waterfield

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Indicative Selling Price

\$340,000 - \$360,000

Median Unit Price

June quarter 2021: \$630,500



1 1 1

Property Type: Apartment

Agent Comments

Comparable Properties



28/174 Peel St WINDSOR 3181 (VG)

Agent Comments

1 - -

Price: \$345,000

Method: Sale

Date: 16/04/2021

Property Type: Strata Unit/Flat



308/22 Chatham St PRAHRAN 3181 (VG)

Agent Comments

1 - -

Price: \$350,000

Method: Sale

Date: 22/05/2021

Property Type: Strata Unit/Flat



705/7 King St PRAHRAN 3181 (REI/VG)

Agent Comments

1 1 1

Price: \$376,800

Method: Private Sale

Date: 26/04/2021

Rooms: 4

Property Type: Apartment

Account - Belle Property Armadale | P: 03 9509 0411 | F: 9500 9525