## 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

G02/652 High Street, Prahran Vic 3181

#### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting										
Range betweer	\$890,000		&		\$950,000	)				
Median sale p	rice									
Median price	\$567,000	Pro	operty Type	Unit			Suburb	Prahran		
Period - From	01/07/2023	to	30/06/2024		So	urce	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.

Ade	dress of comparable property	Price	Date of sale
1	102/10 Bond St SOUTH YARRA 3141	\$920,000	29/08/2024
2	101/10 Bond St SOUTH YARRA 3141	\$925,000	20/08/2024
3	6/217 Dandenong Rd WINDSOR 3181	\$950,000	18/07/2024

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:

08/10/2024 08:28









**Property Type:** Apartment Agent Comments

Lauchlan Waterfield 03 9509 0411 0422 290 489 lauchlan.waterfield@belleproperty.com

> Indicative Selling Price \$890,000 - \$950,000 Median Unit Price Year ending June 2024: \$567,000

# **Comparable Properties**

102/10 Bond St SOUTH YARRA 3141 (REI)



Price: \$920,000 Method: Private Sale Date: 29/08/2024 Property Type: Unit



101/10 Bond St SOUTH YARRA 3141 (REI/VG) Agent Comments



Price: \$925,000 Method: Private Sale Date: 20/08/2024 Property Type: Apartment



6/217 Dandenong Rd WINDSOR 3181 (REI)



Agent Comments

Agent Comments

Price: \$950,000 Method: Sold Before Auction Date: 18/07/2024 Property Type: Apartment

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





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