Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Price

| Property | offered | for sale |
|-----------------|---------|----------|
|-----------------|---------|----------|

| Address | 7/51 Union Street, Prahran Vic 3181 |
|----------------------|-------------------------------------|
| Including suburb and | |
| postcode | |
| | |
| | |
| | |
| | |

Indicative selling price

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

| Range between | \$550,000 | & | \$605,000 |
|---------------|-----------|---|-----------|
| Range between | \$550,000 | & | \$605,000 |

Median sale price

| Median price | \$573,000 | Pro | perty Type | Unit | | Suburb | Prahran |
|---------------|------------|-----|------------|------|--------|--------|---------|
| Period - From | 01/10/2019 | to | 30/09/2020 | | 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 sixmonths that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property

| 1 | 13/78 Barkly St ST KILDA 3182 | \$590,000 | 31/10/2020 |
|---|-------------------------------|-----------|------------|
| 2 | 10/52 Clyde St ST KILDA 3182 | \$590,000 | 16/07/2020 |
| 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: | 25/11/2020 10:13 |
|--|------------------|

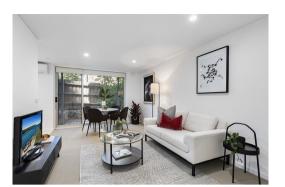


Date of sale



Nicholas Kaine 95209000 0477555097 nkaine@bigginscott.com.au

Indicative Selling Price \$550,000 - \$605,000 Median Unit Price Year ending September 2020: \$573,000





Comparable Properties



13/78 Barkly St ST KILDA 3182 (REI)

•**—** 2

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Price: \$590,000 **Method:** Auction Sale **Date:** 31/10/2020

Property Type: Apartment

Agent Comments

Agent Comments



10/52 Clyde St ST KILDA 3182 (REI/VG)

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Price: \$590,000

Method: Sold Before Auction

Date: 16/07/2020

Rooms: 3

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



