Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property	offered	for sale
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Address Including suburb and postcode	

Indicative selling price

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

Range between \$350,000 & \$380,000	Range between	\$350,000	&	\$380,000
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Median sale price

Median price	\$625,000	Pro	perty Type	Unit		Suburb	Prahran
Period - From	01/07/2020	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

Add	dress of comparable property	Price	Date of sale
1	9/28 Lewisham Rd WINDSOR 3181	\$370,000	06/06/2021
2	10/270 Williams Rd TOORAK 3142	\$365,000	29/06/2021
3	10/299 Dandenong Rd PRAHRAN 3181	\$359,000	12/08/2021

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	29/09/2021 11:47





James Burne 9520 9020 0434 288 066 jburne@bigginscott.com.au

Indicative Selling Price \$350,000 - \$380,000 Median Unit Price Year ending June 2021: \$625,000



Property Type: Apartment

Agent Comments

Comparable Properties



9/28 Lewisham Rd WINDSOR 3181 (REI/VG)

|---| 1 **|--**| 1 **|-**|

Price: \$370,000 Method: Private Sale Date: 06/06/2021

Property Type: Apartment

Agent Comments



10/270 Williams Rd TOORAK 3142 (REI/VG)

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Price: \$365,000 Method: Private Sale Date: 29/06/2021

Property Type: Apartment

Agent Comments



10/299 Dandenong Rd PRAHRAN 3181

(REI/VG)

(IXLII/VG)

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Price: \$359,000 Method: Private Sale Date: 12/08/2021

Property Type: Apartment

Agent Comments





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

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