

# 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

17/311 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

\$350,000

&

\$380,000

### Median sale price

Median price

\$625,000

Property 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	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 comparable properties 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



1 1 2

**Property Type:** Apartment

**Agent Comments**

## Comparable Properties



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

**Agent Comments**

1 1 1

**Price:** \$370,000

**Method:** Private Sale

**Date:** 06/06/2021

**Property Type:** Apartment



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

**Agent Comments**

1 1 1

**Price:** \$365,000

**Method:** Private Sale

**Date:** 29/06/2021

**Property Type:** Apartment



**10/299 Dandenong Rd PRAHRAN 3181 (REI/VG)**

**Agent Comments**

1 1 1

**Price:** \$359,000

**Method:** Private Sale

**Date:** 12/08/2021

**Property Type:** Apartment