

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

424/15 Clifton Street, Prahran Vic 3181

Indicative selling price

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

Range between \$525,000

&

\$575,000

Median sale price

Median price \$625,000

Property Type Unit

Suburb Prahran

Period - From 01/10/2021

to 31/12/2021

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	814/15 Clifton St PRAHRAN 3181	\$625,000	26/10/2021
2	509/15 Clifton St PRAHRAN 3181	\$550,000	25/11/2021
3	718/15 Clifton St PRAHRAN 3181	\$540,000	08/01/2022

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:

01/04/2022 12:12

Walter Summons

03 9509 0411

0438 576 233

walter.summons@belleproperty.com

Indicative Selling Price

\$525,000 - \$575,000

Median Unit Price

December quarter 2021: \$625,000



Property Type: Strata Unit/Flat

Agent Comments

Comparable Properties



814/15 Clifton St PRAHRAN 3181 (REI/VG)

Agent Comments



Price: \$625,000

Method: Private Sale

Date: 26/10/2021

Property Type: Apartment



509/15 Clifton St PRAHRAN 3181 (REI/VG)

Agent Comments



Price: \$550,000

Method: Private Sale

Date: 25/11/2021

Property Type: Apartment



718/15 Clifton St PRAHRAN 3181 (REI/VG)

Agent Comments



Price: \$540,000

Method: Private Sale

Date: 08/01/2022

Property Type: Apartment

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