#### Statement of Information

## Single residential property located in the Melbourne metropolitan area

#### Section 47AF of the Estate Agents Act 1980

Property	offered	for sa	e
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Address	424/15 Clifton 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 \$525,000	&	\$575,000
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#### Median sale price

Median price	\$625,000	Pro	perty Type	Unit		Suburb	Prahran
Period - From	01/10/2021	to	31/12/2021	S	ource	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

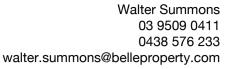
#### OR

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





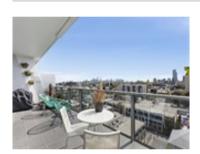


Indicative Selling Price \$525,000 - \$575,000 Median Unit Price December quarter 2021: \$625,000



# Property Type: Strata Unit/Flat Agent Comments

### Comparable Properties



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

**4** 2 **6** 

**Price:** \$625,000 **Method:** Private Sale **Date:** 26/10/2021

Property Type: Apartment

**Agent Comments** 



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

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**Price:** \$550,000 **Method:** Private Sale **Date:** 25/11/2021

Property Type: Apartment

**Agent Comments** 



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

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Price: \$540,000 Method: Private Sale Date: 08/01/2022

Property Type: Apartment

Agent Comments

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



