

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

101/87 High Street, Prahran Vic 3181

Indicative selling price

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

Single price

\$425,000

Median sale price

Median price

\$575,000

Property Type

Unit

Suburb

Prahran

Period - From

01/01/2020

to

31/12/2020

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 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	115/270 High St WINDSOR 3181	\$426,000	22/12/2020
2	8/4 Victoria St WINDSOR 3181	\$424,000	20/02/2021
3	405/13 Wellington St ST KILDA 3182	\$395,000	17/11/2020

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:

29/03/2021 16:44

Phoebe Hnarakis

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Indicative Selling Price

\$425,000

Median Unit Price

Year ending December 2020: \$575,000



1 1 1

Property Type: Apartment

Agent Comments

Comparable Properties



115/270 High St WINDSOR 3181 (REI/VG)

Agent Comments

1 1 1

Price: \$426,000

Method: Private Sale

Date: 22/12/2020

Property Type: Apartment



8/4 Victoria St WINDSOR 3181 (REI)

Agent Comments

1 1 1

Price: \$424,000

Method: Auction Sale

Date: 20/02/2021

Rooms: 2

Property Type: Apartment



405/13 Wellington St ST KILDA 3182 (REI/VG)

Agent Comments

1 1 1

Price: \$395,000

Method: Sold Before Auction

Date: 17/11/2020

Rooms: 2

Property Type: Apartment