

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

203/12 Anchor Place, Prahran Vic 3181

Indicative selling price

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

Range between \$650,000 & \$690,000

Median sale price

Median price \$630,000 Property Type Unit Suburb Prahran

Period - From 01/01/2021 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	7/85 Westbury St ST KILDA EAST 3183	\$701,000	12/01/2022
2	7/71 Westbury St ST KILDA EAST 3183	\$665,000	25/01/2022
3	12/241 Williams Rd SOUTH YARRA 3141	\$640,000	02/02/2022

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: 10/02/2022 09:22



2 1 1

Rooms: 3

Property Type: Apartment

Agent Comments

Comparable Properties



7/85 Westbury St ST KILDA EAST 3183 (REI)

Agent Comments

2 1 1

Price: \$701,000

Method: Private Sale

Date: 12/01/2022

Property Type: Apartment



7/71 Westbury St ST KILDA EAST 3183 (REI)

Agent Comments

2 1 1

Price: \$665,000

Method: Private Sale

Date: 25/01/2022

Property Type: Apartment



12/241 Williams Rd SOUTH YARRA 3141 (REI)

Agent Comments

2 1 1

Price: \$640,000

Method: Private Sale

Date: 02/02/2022

Property Type: Apartment