

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

9/2 King Street, Prahran Vic 3181

Indicative selling price

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

Range between \$395,000

&

\$425,000

Median sale price

Median price \$615,000

Property Type Unit

Suburb Prahran

Period - From 01/10/2022

to

31/12/2022

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	8/2 King St PRAHRAN 3181	\$407,000	27/01/2023
2	508/7 King St PRAHRAN 3181	\$390,000	19/09/2022
3			

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:

20/02/2023 10:24



1 1 0

Property Type: Apartment
Land Size: 78 sqm approx
Agent Comments

Indicative Selling Price
\$395,000 - \$425,000
Median Unit Price
December quarter 2022: \$615,000

Comparable Properties



8/2 King St PRAHRAN 3181 (REI)

1 1 -

Agent Comments

Price: \$407,000
Method: Private Sale
Date: 27/01/2023
Property Type: Unit



508/7 King St PRAHRAN 3181 (REI/VG)

1 1 1

Agent Comments

Price: \$390,000
Method: Private Sale
Date: 19/09/2022
Property Type: Apartment

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.