

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

3/21-25 Macquarie Street, Prahran Vic 3181

Indicative selling price

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

Range between \$850,000

&

\$920,000

Median sale price

Median price \$630,500

Property Type Unit

Suburb Prahran

Period - From 01/04/2021

to 30/06/2021

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	406/120 High St WINDSOR 3181	\$950,000	15/05/2021
2	157/632 St Kilda Rd MELBOURNE 3004	\$936,000	23/09/2021
3	2/328 Malvern Rd PRAHRAN 3181	\$905,000	15/09/2021

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:

29/09/2021 17:46



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Property Type: Strata Unit/Flat

Land Size: 90 sqm approx

Agent Comments

Indicative Selling Price

\$850,000 - \$920,000

Median Unit Price

June quarter 2021: \$630,500

Comparable Properties

406/120 High St WINDSOR 3181 (VG)

Agent Comments

2 - -

Price: \$950,000

Method: Sale

Date: 15/05/2021

Property Type: Strata Unit/Flat



157/632 St Kilda Rd MELBOURNE 3004 (REI)

Agent Comments

2 2 2

Price: \$936,000

Method: Private Sale

Date: 23/09/2021

Property Type: Apartment



2/328 Malvern Rd PRAHRAN 3181 (REI)

Agent Comments

2 2 -

Price: \$905,000

Method: Sold Before Auction

Date: 15/09/2021

Property Type: Apartment

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