

## 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 113/220 Commercial Road, Prahran VIC

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single price \$\* or range between **\$300,000** & **\$330,000**

### Median sale price

Median price \$ 500,000 Unit Unit Suburb Prahran  
Period - From October 2022 to September 2023 Source PropTrack

### 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 7/17 Izette Street, Prahran	\$ 345,000	29 <sup>th</sup> August 2023
2 5/37 Greville Street, Prahran	\$ 345,000	21 <sup>st</sup> September 2023
3 110/22 Chatham Street, Prahran	\$ 290,000	30 <sup>th</sup> August 2023

**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: 13<sup>th</sup> October 2023