

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

14/30 The Avenue, Prahran Vic 3181

Indicative selling price

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

Range between \$1,050,000

&

\$1,150,000

Median sale price

Median price \$550,000

Property Type Unit

Suburb Prahran

Period - From 01/10/2023

to 31/12/2023

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	2/145 Fitzroy St ST KILDA 3182	\$1,205,000	09/12/2023
2	1/22 Kensington Rd SOUTH YARRA 3141	\$1,175,000	16/12/2023
3	6/22 Kensington Rd SOUTH YARRA 3141	\$1,150,000	14/10/2023

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:

07/02/2024 08:24



Property Type:
Agent Comments

Indicative Selling Price
\$1,050,000 - \$1,150,000

Median Unit Price
December quarter 2023: \$550,000

Comparable Properties



2/145 Fitzroy St ST KILDA 3182 (REI)

Agent Comments



Price: \$1,205,000
Method: Auction Sale
Date: 09/12/2023
Property Type: Unit



1/22 Kensington Rd SOUTH YARRA 3141 (REI)

Agent Comments



Price: \$1,175,000
Method: Private Sale
Date: 16/12/2023
Property Type: Apartment



6/22 Kensington Rd SOUTH YARRA 3141 (REI/VG)

Agent Comments



Price: \$1,150,000
Method: Private Sale
Date: 14/10/2023
Property Type: Apartment