

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

803/15 Clifton Street, Prahran Vic 3181

Indicative selling price

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

Single price

\$419,000

Median sale price

Median price

\$573,000

Property Type

Unit

Suburb

Prahran

Period - From

01/10/2019

to

30/09/2020

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	402/8 Daly St SOUTH YARRA 3141	\$417,500	17/07/2020
2	217/135 Inkerman St ST KILDA 3182	\$405,000	05/07/2020
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:

20/10/2020 17:59

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Indicative Selling Price

\$419,000

Median Unit Price

Year ending September 2020: \$573,000



2 1 1

Property Type: Apartment

Agent Comments

Comparable Properties

402/8 Daly St SOUTH YARRA 3141 (VG)

Agent Comments

2 - -

Price: \$417,500

Method: Sale

Date: 17/07/2020

Property Type: Strata Unit/Flat

217/135 Inkerman St ST KILDA 3182 (VG)

Agent Comments

2 - -

Price: \$405,000

Method: Sale

Date: 05/07/2020

Property Type: Subdivided Flat - Single OYO Flat

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.