

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

5/263 DANDENONG ROAD PRAHRAN VIC 3181

Indicative selling price

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

Single Price

\$330,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$630,000

Property type

Unit

Suburb

Prahran

Period-from

01 Oct 2021

to

30 Sep 2022

Source

Corelogic

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 6 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

12/19 ELLESMERE ROAD WINDSOR VIC 3181	\$325,000	27-Apr-22
16/17 ELLESMERE ROAD WINDSOR VIC 3181	\$322,000	31-Jul-22
10/28 LEWISHAM ROAD WINDSOR VIC 3181	\$359,000	30-Apr-22

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 6 months.~~

This Statement of Information was prepared on: 13 October 2022



12/19 ELLESMERE ROAD WINDSOR VIC 3181 Sold Price **\$325,000** Sold Date **27-Apr-22**

 1  1  1

Distance **0.23km**



16/17 ELLESMERE ROAD WINDSOR VIC 3181 Sold Price **\$322,000** Sold Date **31-Jul-22**

 1  1  1

Distance **0.24km**



10/28 LEWISHAM ROAD WINDSOR VIC 3181 Sold Price **\$359,000** Sold Date **30-Apr-22**

 1  1  1

Distance **0.4km**

RS = Recent sale **UN** = Undisclosed Sale

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