Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Price

Property offered for sale

Address	10/299 Dandenong Road, Prahran Vic 3181
Including suburb and	
postcode	

Indicative selling price

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

Single price \$359,000

Median sale price

Median price \$630,500	Pro	pperty Type Un	it		Suburb	Prahran
Period - From 01/04/2021	to	30/06/2021	So	urce	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

1	2/32 Donald St PRAHRAN 3181	\$370,000	24/05/2021
2	14/329 Orrong Rd ST KILDA EAST 3183	\$355,000	01/05/2021
3	2/405 Dandenong Rd ARMADALE 3143	\$350,000	22/03/2021

OR

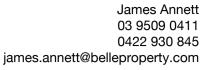
B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	28/07/2021 10:56



Date of sale





Indicative Selling Price \$359,000 Median Unit Price June quarter 2021: \$630,500





Comparable Properties



2/32 Donald St PRAHRAN 3181 (REI)

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Price: \$370,000 Method: Private Sale Date: 24/05/2021

Property Type: Apartment

Agent Comments



14/329 Orrong Rd ST KILDA EAST 3183

(REI/VG)





Price: \$355,000 Method: Auction Sale Date: 01/05/2021

Property Type: Apartment

Agent Comments



2/405 Dandenong Rd ARMADALE 3143

(REI/VG)

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Price: \$350.000

Method: Sold Before Auction

Date: 22/03/2021

Property Type: Apartment

Agent Comments

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



