

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

46/6 WILLIAMS 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

\$269,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$565,000

Property type

Unit

Suburb

Prahran

Period-from

01 Jul 2022

to

30 Jun 2023

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

4/10 Highbury Grove Prahran VIC 3181	\$272,000	01-Feb-23
3/3 Balston Street Balaclava VIC 3183	\$280,000	21-Feb-23

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: 18 July 2023



**4/10 HIGBURY GROVE PRAHRAN
VIC 3181**

Sold Price

\$272,000

Sold Date

01-Feb-23



1



1



1

Distance

0.59km



**3/3 BALSTON STREET
BALACLAVA VIC 3183**

Sold Price

\$280,000

Sold Date

21-Feb-23



1



1



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Distance

1km

RS = Recent sale

UN = Undisclosed Sale

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