

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

908/15 Clifton Street, Prahran Vic 3181

Indicative selling price

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

Range between \$720,000 & \$750,000

Median sale price

Median price \$601,000

Property Type Unit

Suburb Prahran

Period - From 01/07/2023

to 30/09/2023

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	101/3-5 St Kilda Rd ST KILDA 3182	\$749,500	11/10/2023
2	1709/7 Yarra St SOUTH YARRA 3141	\$755,000	08/08/2023
3	304/8c Evergreen Mews ARMADALE 3143	\$765,000	24/08/2023

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:

19/12/2023 10:34



Property Type: Apartment

Agent Comments

Comparable Properties



101/3-5 St Kilda Rd ST KILDA 3182 (REI)

Agent Comments



Price: \$749,500

Method: Private Sale

Date: 11/10/2023

Property Type: Apartment



1709/7 Yarra St SOUTH YARRA 3141 (REI/VG)

Agent Comments



Price: \$755,000

Method: Private Sale

Date: 08/08/2023

Property Type: Apartment



304/8c Evergreen Mews ARMADALE 3143 (REI/VG)

Agent Comments



Price: \$765,000

Method: Private Sale

Date: 24/08/2023

Property Type: Apartment