

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

14/2 King Street, Prahran Vic 3181

Indicative selling price

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

Single price

\$339,000

Median sale price

Median price

\$570,000

Property Type

Unit

Suburb

Prahran

Period - From

01/04/2022

to

31/03/2023

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	507/87 High St PRAHRAN 3181	\$347,500	29/04/2023
2	7/21 Izett St PRAHRAN 3181	\$350,000	06/05/2023
3	611/7 King St PRAHRAN 3181	\$351,650	01/03/2023

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:

03/07/2023 14:31

14/2 King Street, Prahran Vic 3181



James Annett
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Indicative Selling Price

\$339,000

Median Unit Price

Year ending March 2023: \$570,000



Property Type: Apartment

Agent Comments

Comparable Properties



507/87 High St PRAHRAN 3181 (REI)

Agent Comments



Price: \$347,500

Method: Private Sale

Date: 29/04/2023

Property Type: Apartment



7/21 Izett St PRAHRAN 3181 (REI)

Agent Comments



Price: \$350,000

Method: Private Sale

Date: 06/05/2023

Property Type: Apartment



611/7 King St PRAHRAN 3181 (REI/VG)

Agent Comments



Price: \$351,650

Method: Private Sale

Date: 01/03/2023

Property Type: Unit

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



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