

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

3/3 Anchor Place 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

or range
between

\$715,000

&

\$775,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$589,500

Property type

Unit

Suburb

Prahran

Period-from

01 Apr 2020

to

31 Mar 2021

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

107/13-15 Grattan Street Prahran VIC 3181	\$800,000	02-Feb-21
26 Normanby Place Windsor VIC 3181	\$730,000	28-Jan-21
210/555-563 St Kilda Road Melbourne VIC 3004	\$755,000	07-Feb-21

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: 06 April 2021



107/13-15 Grattan Street Prahran VIC 3181

 2  2  1

Sold Price **\$800,000** Sold Date **02-Feb-21**

Distance **0.42km**

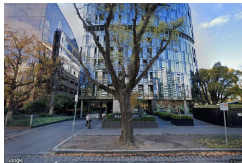


26 Normanby Place Windsor VIC 3181

 2  2  1

Sold Price ^{RS} **\$730,000** ^{UN} Sold Date **28-Jan-21**

Distance **0.77km**



210/555-563 St Kilda Road Melbourne VIC 3004

 2  2  1

Sold Price **\$755,000** Sold Date **07-Feb-21**

Distance **1.23km**

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

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