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

303/120 High Street, Prahran Vic 3181

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au/	underquot	ting		
Range betweer	n \$365,000		&		\$390,000			
Median sale p	rice							
Median price	\$575,000	Pro	operty Type	Unit			Suburb	Prahran
Period - From	01/01/2020	to	31/12/2020		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.

Add	dress of comparable property	Price	Date of sale
1	609/7 King St PRAHRAN 3181	\$387,500	04/12/2020
2	9/605 High St PRAHRAN 3181	\$387,000	29/01/2021
3	314/87 High St PRAHRAN 3181	\$381,000	14/10/2020

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:

23/03/2021 17:00



WE DELIVER ... Biggin Scott





Property Type: Apartment Agent Comments Nicholas Kaine 95209000 0477555097 nkaine@bigginscott.com.au

Indicative Selling Price \$365,000 - \$390,000 Median Unit Price Year ending December 2020: \$575,000

Comparable Properties



609/7 King St PRAHRAN 3181 (VG)

9/605 High St PRAHRAN 3181 (REI)

<u>,</u>



Price: \$387,500 Method: Sale Date: 04/12/2020 Property Type: Strata Unit/Flat Agent Comments

Agent Comments



Price: \$387,000 Method: Sold Before Auction Date: 29/01/2021 Property Type: Apartment

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REIV

314/87 High St PRAHRAN 3181 (REI/VG)

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Agent Comments

Price: \$381,000 Method: Sold Before Auction Date: 14/10/2020 Property Type: Apartment

Account - Biggin & Scott | P: 9520 9000 | F: 9533 6140



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.