

# 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 [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$365,000 & \$390,000

### Median sale price

Median price \$575,000 Property Type Unit Suburb Prahran

Period - From 01/01/2020 to 31/12/2020 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	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

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**Indicative Selling Price**

\$365,000 - \$390,000

**Median Unit Price**

Year ending December 2020: \$575,000



1 1 1

**Property Type:** Apartment

Agent Comments

## Comparable Properties



**609/7 King St PRAHRAN 3181 (VG)**

Agent Comments

1 - -

**Price:** \$387,500

**Method:** Sale

**Date:** 04/12/2020

**Property Type:** Strata Unit/Flat



**9/605 High St PRAHRAN 3181 (REI)**

Agent Comments

1 1 -

**Price:** \$387,000

**Method:** Sold Before Auction

**Date:** 29/01/2021

**Property Type:** Apartment



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

Agent Comments

1 1 1

**Price:** \$381,000

**Method:** Sold Before Auction

**Date:** 14/10/2020

**Property Type:** Apartment