

# 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 519/15 Clifton 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 \$423,000 & \$465,000

### Median sale price

Median price \$460,000 Property Type Unit Suburb Prahran

Period - From 01/07/2024 to 30/09/2024 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	1104/15 Clifton St PRAHRAN 3181	\$473,000	07/09/2024
2	703/15 Clifton St PRAHRAN 3181	\$460,000	12/08/2024
3	502/19 Regent St PRAHRAN 3181	\$472,000	20/07/2024

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: 05/12/2024 15:28



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**Property Type:** Strata Unit/Flat

**Land Size:** 51 sqm approx

Agent Comments

**Indicative Selling Price**

\$423,000 - \$465,000

**Median Unit Price**

September quarter 2024: \$460,000

## Comparable Properties



**1104/15 Clifton St PRAHRAN 3181 (REI/VG)**

Agent Comments

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**Price:** \$473,000

**Method:** Private Sale

**Date:** 07/09/2024

**Property Type:** Apartment



**703/15 Clifton St PRAHRAN 3181 (REI/VG)**

Agent Comments

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**Price:** \$460,000

**Method:** Private Sale

**Date:** 12/08/2024

**Property Type:** Apartment



**502/19 Regent St PRAHRAN 3181 (REI/VG)**

Agent Comments

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**Price:** \$472,000

**Method:** Private Sale

**Date:** 20/07/2024

**Property Type:** Apartment

**Land Size:** 72 sqm approx

Account - Woodards | P: 03 9866 4411 | F: 03 9866 4504