Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb and postcode

Address 519/15 Clifton Street, Prahran Vic 3181

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au/	underquot	ing		
Range betweer	\$423,000		&		\$465,000			
Median sale pi	rice							
Median price	\$460,000	Pro	operty Type	Unit			Suburb	Prahran
Period - From	01/07/2024	to	30/09/2024		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	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





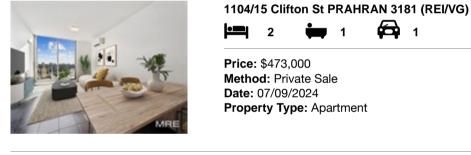




Property Type: Strata Unit/Flat Land Size: 51 sqm approx Agent Comments

Indicative Selling Price \$423,000 - \$465,000 **Median Unit Price** September quarter 2024: \$460,000

Comparable Properties



2 1 1

Price: \$473,000 Method: Private Sale Date: 07/09/2024 Property Type: Apartment

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

2 1 1

Price: \$460,000 Method: Private Sale Date: 12/08/2024 Property Type: Apartment

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

2 1 Agent Comments

Agent Comments

Agent Comments

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



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