

## 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

2/605 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) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$410,000

&

\$455,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$610,000

Property type

Unit

Suburb

Prahran

Period-from

01 Dec 2021

to

30 Nov 2022

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

|                                             |           |           |
|---------------------------------------------|-----------|-----------|
| 14/54 SUTHERLAND ROAD ARMADALE VIC 3143     | \$429,999 | 22-Sep-22 |
| 208/270 HIGH STREET WINDSOR VIC 3181        | \$435,000 | 05-Jul-22 |
| 1/13 MOTHERWELL STREET SOUTH YARRA VIC 3141 | \$455,000 | 22-Oct-22 |

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: 20 December 2022

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**14/54 SUTHERLAND ROAD  
ARMADALE VIC 3143**

1 1 1

Sold Price **\$429,999** Sold Date **22-Sep-22**

Distance **0.89km**



**208/270 HIGH STREET WINDSOR  
VIC 3181**

1 1 1

Sold Price **\$435,000** Sold Date **05-Jul-22**

Distance **1.07km**



**1/13 MOTHERWELL STREET SOUTH  
YARRA VIC 3141**

1 1 1

Sold Price **\$455,000** Sold Date **22-Oct-22**

Distance **1.16km**

RS = Recent sale UN = Undisclosed Sale

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