

# 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

6/36 Clarke 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 \$400,000

&

\$430,000

### Median sale price

Median price \$638,000

Property Type Unit

Suburb Prahran

Period - From 01/07/2021

to 30/09/2021

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	1/3 Ellesmere Rd WINDSOR 3181	\$415,000	30/06/2021
2	7/210 Inkerman St ST KILDA EAST 3183	\$447,000	06/07/2021
3			

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:

11/11/2021 20:08

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**Indicative Selling Price**

\$400,000 - \$430,000

**Median Unit Price**

September quarter 2021: \$638,000



2 1 1

**Property Type:** Apartment

**Agent Comments**

## Comparable Properties



**1/3 Ellesmere Rd WINDSOR 3181 (REI/VG)**

**Agent Comments**

2 1 1

**Price:** \$415,000

**Method:** Private Sale

**Date:** 30/06/2021

**Property Type:** Apartment



**7/210 Inkerman St ST KILDA EAST 3183 (REI/VG)**

**Agent Comments**

2 1 1

**Price:** \$447,000

**Method:** Private Sale

**Date:** 06/07/2021

**Property Type:** Apartment

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.

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