

# 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

22/311 Dandenong Road, 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 \$490,000 & \$539,000

### 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	12/297 Dandenong Rd PRAHRAN 3181	\$550,000	04/11/2021
2	12/15 Hotham St ST KILDA EAST 3183	\$527,000	10/07/2021
3	2/68 Alma Rd ST KILDA 3182	\$525,000	22/05/2021

**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:

22/11/2021 11:28

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**Indicative Selling Price**

\$490,000 - \$539,000

**Median Unit Price**

September quarter 2021: \$638,000



 2  1  2

**Property Type:** Apartment

**Agent Comments**

## Comparable Properties



**12/297 Dandenong Rd PRAHRAN 3181 (REI)**

**Agent Comments**

 2  1  1

**Price:** \$550,000

**Method:** Auction Sale

**Date:** 04/11/2021

**Property Type:** Apartment



**12/15 Hotham St ST KILDA EAST 3183 (REI/VG)**

**Agent Comments**

 2  1  1

**Price:** \$527,000

**Method:** Auction Sale

**Date:** 10/07/2021

**Property Type:** Apartment



**2/68 Alma Rd ST KILDA 3182 (REI/VG)**

**Agent Comments**

 2  1  1

**Price:** \$525,000

**Method:** Private Sale

**Date:** 22/05/2021

**Property Type:** Apartment

**Account - Biggin & Scott** | P: 9520 9000 | F: 9533 6140