

# 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 4/94 Lewisham Road North, 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 \$500,000 & \$550,000

### Median sale price

Median price \$550,000 Property Type Unit Suburb Prahran

Period - From 01/10/2023 to 31/12/2023 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	11/11 Lewisham Rd PRAHRAN 3181	\$611,000	24/01/2024
2	10/14 The Avenue WINDSOR 3181	\$600,000	19/12/2023
3	6/30 Williams Rd PRAHRAN 3181	\$567,000	16/01/2024

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: 05/02/2024 09:54



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**Property Type:** Strata Unit/Flat

Agent Comments

**Indicative Selling Price**

\$500,000 - \$550,000

**Median Unit Price**

December quarter 2023: \$550,000

## Comparable Properties



11/11 Lewisham Rd PRAHRAN 3181 (REI)

Agent Comments

2   1   1

**Price:** \$611,000

**Method:** Sold Before Auction

**Date:** 24/01/2024

**Property Type:** Apartment



10/14 The Avenue WINDSOR 3181 (REI)

Agent Comments

2   1   1

**Price:** \$600,000

**Method:** Private Sale

**Date:** 19/12/2023

**Property Type:** Apartment



6/30 Williams Rd PRAHRAN 3181 (REI)

Agent Comments

2   1   1

**Price:** \$567,000

**Method:** Private Sale

**Date:** 16/01/2024

**Property Type:** Apartment