

## 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

710/15 Clifton 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

\$525,000

&

\$550,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$590,000

Property type

Unit

Suburb

Prahran

Period-from

01 Jul 2019

to

30 Jun 2020

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









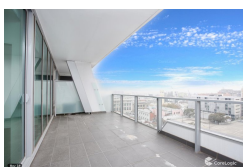



Date of sale

712/15 Clifton Street Prahran VIC 3181	\$567,500	30-Jan-20
909/15 Clifton Street Prahran VIC 3181	\$573,000	23-Apr-20
910/15 Clifton Street Prahran VIC 3181	\$545,000	21-Nov-19

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: 10 July 2020

	<b>712/15 Clifton Street Prahran VIC 3181</b>	Sold Price	<b>\$567,500</b>	Sold Date <b>30-Jan-20</b>
	 2  2  1			Distance -
	<b>909/15 Clifton Street Prahran VIC 3181</b>	Sold Price	<b>\$573,000</b>	Sold Date <b>23-Apr-20</b>
	 2  2  1			Distance <b>0.02km</b>
	<b>910/15 Clifton Street Prahran VIC 3181</b>	Sold Price	<b>\$545,000</b>	Sold Date <b>21-Nov-19</b>
	 2  2  1			Distance <b>0.02km</b>

RS = Recent sale

UN = Undisclosed Sale

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