

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

2/4 Rae Court, Prahran Vic 3181

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price

\$679,000

Median sale price

Median price

\$591,750

Property Type

Unit

Suburb

Prahran

Period - From

01/10/2021

to

30/09/2022

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	1/26 Grandview Gr PRAHRAN 3181	\$677,000	26/08/2022
2	6/38 Northcote Rd ARMADALE 3143	\$687,500	14/10/2022
3	15/27 Lewisham Rd WINDSOR 3181	\$690,000	05/09/2022

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:

14/11/2022 13:57



 2  1  1

Property Type: Apartment

Agent Comments

Comparable Properties



1/26 Grandview Gr PRAHRAN 3181 (REI)

Agent Comments

 2  1  1

Price: \$677,000

Method: Sold Before Auction

Date: 26/08/2022

Property Type: Unit



6/38 Northcote Rd ARMADALE 3143 (REI)

Agent Comments

 2  1  1

Price: \$687,500

Method: Sold Before Auction

Date: 14/10/2022

Property Type: Unit



15/27 Lewisham Rd WINDSOR 3181 (REI/VG)

Agent Comments

 2  1  1

Price: \$690,000

Method: Sold Before Auction

Date: 05/09/2022

Property Type: Apartment