

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

6/5 Gooch Street, Prahran Vic 3181

Indicative selling price

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

Range between \$550,000

&

\$605,000

Median sale price

Median price \$589,000

Property Type Unit

Suburb Prahran

Period - From 01/04/2020

to 31/03/2021

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	4/425 Toorak Rd TOORAK 3142	\$580,000	29/05/2021
2	6/215 Alma Rd ST KILDA EAST 3183	\$600,000	12/05/2021
3	2/41 Kooyong Rd ARMADALE 3143	\$606,250	06/05/2021

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:

17/06/2021 16:43



2 1 1

Property Type: Apartment
Agent Comments

Indicative Selling Price
\$550,000 - \$605,000
Median Unit Price
Year ending March 2021: \$589,000

Comparable Properties



4/425 Toorak Rd TOORAK 3142 (REI)

Agent Comments

2 1 1

Price: \$580,000
Method: Auction Sale
Date: 29/05/2021
Property Type: Apartment



6/215 Alma Rd ST KILDA EAST 3183 (REI)

Agent Comments

2 1 1

Price: \$600,000
Method: Sold Before Auction
Date: 12/05/2021
Property Type: Apartment



2/41 Kooyong Rd ARMADALE 3143 (REI)

Agent Comments

2 1 1

Price: \$606,250
Method: Private Sale
Date: 06/05/2021
Property Type: Apartment